TORRANCE PLANNING COMMISSION AGENDA

WEDNESDAY, AUGUST 19, 2026

REGULAR MEETING
6:30 P.M.

LeROY J. JACKSON COUNCIL CHAMBER
3031 TORRANCE BLVD.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the meeting, please contact the City Clerk's Office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

The Planning Commission serves as an advisory body to the City Council and conducts public hearings on matters related to land use and development. Meetings are held monthly on the first and/or third Wednesday at 6:30 p.m. Agendas, staff reports, and minutes are available for review on the City webpage at www.bit.ly/TorrancePlanningCommissionAgenda. A limited number of meeting agenda copies will be made available during the Planning Commission meeting. Minutes are available after they are approved by the Planning Commission. Questions may be directed to the Planning Division at (310) 618-5990.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to three minutes per speaker. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. Language translation services are not available. If presenting handout material to the Planning Commission, please provide 15 color copies to staff before speaking.

PARTICIPATE BEFORE THE MEETING by submitting a public comment via email to PlanningCommission@TorranceCA.Gov. Comments must include in the subject line "Public Comment" and the record number and project address. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00pm on Tuesday, the day before the Planning Commission meeting, will be included as a supplemental agenda item and will be posted on the City of Torrance webpage. A copy of the supplemental agenda item will be available at the back of the meeting room. Comments that are submitted in writing after 5:00pm on Tuesday, the day before the Planning Commission meeting, will be filed with the public record.

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City webpage on **Thursday, August 13, 2026**. /s/ Rebecca Poirer

ORDER OF BUSINESS

The Planning Commission may take action on any item listed on the agenda.

1. CALL TO ORDER/ROLL CALL

Commissioners Anunson, Bettino, Borgialli, Obejas, Riggs, Sharma, and Turner

2. FLAG SALUTE

Commissioner Bettino

3. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

4. ORAL COMMUNICATIONS (Limited up to a 30-minute period)

This portion of the meeting is limited up to a 30-minute period and is reserved for public comments on items listed on the Consent Calendar or that are not listed on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Those members of the public wishing to speak are asked to come forward to the microphone and state their name for the record. All speakers are limited to three minutes per speaker. If presenting handout material to Commission, please provide 15 color copies to staff before speaking.

5. CONSENT CALENDAR

Items listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Commissioner from the Consent Calendar and considered separately.

5A. Approval of Minutes:

6. HEARINGS

6A. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for the Approval of a Conditional Use Permit (CUP26-00006) to Allow the Installation of a Drive-up ATM and Canopy Serving an Existing Drive-Thru Lane for a New Incoming Bank on Property Located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-District (H-MP) at 23220 Hawthorne Boulevard (APN 7378-014-031). (Res. No. 2026-030)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities) and
3. Approve CUP26-00006 to allow the installation of a drive-up ATM and canopy serving and existing drive-thru lane for a new incoming bank; and
4. Adopt **RESOLUTION** for approval of a Conditional Use Permit (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank on property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-district (H-MP) at 23220 Hawthorne Boulevard (APN 7378-014-031).

6B. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for the Approval of a Conditional Use Permit (CUP26-0008) to Allow the Operation of a Church within an Existing Tenant Space on Property Located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street (APN 7377-010-001). (Res. No. 2026-031)

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine the project is exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve a Conditional Use Permit (CUP26-00008) to allow the operation of a church; and

4. Adopt **RESOLUTION** No. 2026-031 for approval a Conditional Use Permit (CUP26-00008) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street (APN 7377-010-001).

6C. Community Development – Conduct a Public Hearing and Adopt RESOLUTIONS for Consideration of Environmental Assessment (EAS21-00001) for Certification of a Final Environmental Impact Report (Final EIR) prepared pursuant to the California Environmental Quality Act (CEQA), and Approval of Conditional Use Permit (CUP21-00016) to Allow Development of a New Industrial Warehouse and Logistics Facility, Tentative Parcel Map No. 083169 (DIV21-00007) to Merge Three Parcels into One Parcel, and Waiver (WAV21-00006) to Allow Screen Walls that Exceed the Maximum Permitted Height, on Property located at the Northeast Corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue in the Heavy Manufacturing District (M-2) (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project.

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Certify the Final EIR (EAS21-00001), adopt the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program, and approve CUP21-00016, DIV21-00007, and WAV21-00006; and
3. Adopt **RESOLUTION** Nos. 2026-032, 2026-033, 2026-034 and 2026-035.

6D. Community Development – Conduct a Public Hearing and Adopt RESOLUTION for Consideration of Environmental Assessment (EAS26-00003) for adoption of an Addendum to the 2015 Mitigated Negative Declaration (State Clearinghouse No. 2014121003) and for the Regional Transit Center (RTC) Project at 465 Crenshaw Boulevard 1001 Elm Avenue.

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Adopt a **RESOLUTION** for the adoption of the Addendum to the adopted Mitigated Negative Declaration for the Torrance Regional Transit Center Parking Structure Project (State Clearinghouse No. 2014121003).

6E. Community Development and Finance – Conduct a Public Hearing for Consideration of Proposed Amendments to the Torrance Municipal Code Pertaining to Conditionally Permitted Uses, Expiration and Discontinuation of Conditional Use Permits, and Repealing Exemption from Hearing for Conditional Use Permits Citywide.

Recommendation of the Community Development Director and Finance Director that Planning Commission:

1. Conduct a Public Hearing; and
2. Determine that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3); and
3. Recommend to the City Council to adopt an **ORDINANCE** amending Chapter 5 of Division 9 of the Torrance Municipal Code to amend Article 1 entitled "General"; amend Article 3 entitled "Conditional Uses and Development Standards", including the addition of Sections 95.3.49 (Commercial Recreation Facilities), 95.3.50 (Entertainment Establishments), and 95.3.51 (Swap Meets); and repeal Article 4 entitled "Exemption from Hearing".

7. ADMINISTRATIVE MATTERS

8. COMMISSION ORAL COMMUNICATIONS

9. ADJOURNMENT

Adjournment of Planning Commission meeting to Wednesday, September 2, 2026, at 6:30 p.m. in the LeRoy J. Jackson Council Chamber.

AGENDA ITEM NO. 6A

DATE: August 19, 2026

TO: Planning Commission

FROM: Dominique Allen, Planning Associate

SUBJECT: 23220 Hawthorne Boulevard
Conditional Use Permit (CUP26-00006)

Consideration of Conditional Use Permit (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank on property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-district (H-MP) at 23220 Hawthorne Boulevard (7378-014-031).

RECOMMENDATION

A recommendation of the Community Development Director that the Planning Commission:

1. Conduct a public hearing; and
2. Determine this project is categorically exempt from the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities); and
3. Approve CUP26-00006 to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank; and
4. Adopt a **RESOLUTION** for approval of Conditional Use Permit (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank on property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-district (H-MP) at 23220 Hawthorne Boulevard.

EXECUTIVE SUMMARY

The project applicant, Dustin Scheckel (Bamboo 21 LLC) requests approval by the Planning Commission to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank, on property located within HBCSP (H-MP).

The development standards of the HBCSP are applicable to this project, therefore it requires discretionary review and approval by the Planning Commission for the following entitlement:

- Conditional Use Permit (CUP26-00006) to allow a drive-up ATM and canopy for drive-thru services located within the HBCSP (H-MP).

Staff has reviewed the project and determined compliance with the objective development standards of the HBCSP and the General Commercial (C-Gen) land use designation of the General Plan. Additionally, the project does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

Project Overview

The applicant proposes the installation of a new drive-up ATM, canopy, and minor site improvements. The existing drive-thru lane was occupied by a previous bank branch tenant and is proposed to be utilized by the new incoming bank tenant. The new drive-up ATM and canopy will occupy the same footprint as the previous drive-up ATM and canopy. The existing drive-thru lane doesn't impact the current vehicular circulation or onsite parking. The drive-thru lane is designed to accommodate approximately 3-4 cars at a time within the lane to limit the overflow of queuing.

The canopy will measure approximately 12 feet in height. It will measure approximately 9 feet long by 6 feet and 9 ½ inches wide. The canopy will be painted blue and display the bank's lettering and logo on the front, with the words ATM along the side of the canopy.

The concrete pad will be demolished and replaced to accommodate the new ATM and canopy. New bollards will be installed around the ATM and a new clearance bar will be installed above the entrance of the drive-thru lane.

Staff notes the project plans identify a security gate around the drive-up ATM and canopy. However, there are no further details of the security gate throughout the project plans. Staff have included a condition of approval that the applicant provide details of the security gate within project plans at the time of plan check.

Existing Site

The subject property is a corner, rectangular shaped parcel measuring approximately 5,877 square feet. It is part of a commercial center, although it is situated on its own parcel. The property abuts the intersection of Lomita Boulevard to the north and Hawthorne Boulevard to the west. The subject lot is developed with a 4,450 square foot chase bank building.

The property is accessible from driveways and pathways along Lomita and Hawthorne Boulevard. Parking is shared across the neighboring properties. Staff conducted a site visit and noted the project site is well maintained. However, the project site consists of multiple bare landscape areas and exposed irrigation lines throughout the property. Staff notes a condition of approval is included to address the landscape deficiencies throughout the property site to maintain consistency with the rest of the commercial center. There are no additional outstanding natural features on the subject property.

History

In the early 1980s, a Conditional Use Permit (CUP80-26) was approved to allow the development of the Skypark, a multi-tenant professional and medical office complex constructed on several parcels with integrated parking. In 2007, the Skypark complex parking lot was reconfigured to add additional parking spaces, increasing the total number of spaces from 1,617 to 1,805.

On February 15, 2012, the Planning Commission approved a Conditional Use Permit (CUP12-00001), Development Permit (DVP12-00001), and Division of Lot (DIV12-00001) to allow the construction of a multi-tenant commercial center and the merging of two lots. In July 2012, a Minor Modification (MIS12-00151) was approved to allow a minor increase in building area and revisions to the parking lot design for the commercial center.

Under each approval, the required off-street parking for the bank, retail uses, and a limited amount of restaurant uses within the commercial center was provided on-site. In addition, three driveway aisles were created to provide vehicular circulation and cross-access between Skypark and the commercial center.

General Plan Land Use Designation and Zoning Designation

The subject property has a General Plan land use designation of C-Gen, which allows a maximum Floor Area Ratio (FAR) of 0.6. The C-Gen designation is intended to permit a wide range of commercial uses that serve the local and regional community. Permitted uses include shopping centers, professional and medical offices, food and beverage establishments, entertainment facilities, financial institutions, and automotive sales. The existing commercial center and proposed bank use is consistent with the C-Gen designation. The bank use is permitted by right while the drive-thru component requires discretionary approval under the HBCSP.

Land Uses and Zoning Designations

The project site is designated as H-MP. Adjacent parcels to the north, south, and west share similar zoning designation.

NORTH: H-MP: Gas station, commercial buildings
SOUTH: H-MP: Office buildings, light industrial building
EAST: HMP and HMD: Medical office buildings
WEST: H-MP: Commercial buildings, restaurant, automobile dealership

CONCLUSION

In the judgment of staff, the proposed drive-up ATM and canopy for a bank use is compatible with the surrounding area. The use, as conditioned will not adversely impact the orderly and harmonious development in the area, nor will it adversely affect the general welfare of the City. The request is consistent with the C-Gen land use designation, which allows a bank use permitted by right and drive-thru services permitted by a CUP. The request also complies with the development standards of the HBCSP. The proposed ATM and canopy remains compatible with the existing site design and architecture. For these reasons, staff recommends approval of CUP26-00006 subject to conditions. As of the preparation of this report, no written correspondence has been received pertaining to the project.

ENVIRONMENTAL DETERMINATION

The operation, permitting, leasing, licensing or minor alteration of an existing private structure involving negligible or no expansion of use is Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

PUBLIC NOTICE

In accordance with the Torrance Municipal Code (TMC), notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on August 6, 2026 to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of adoption of the Resolutions. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 2026-030
2. Location and Zoning Maps
3. Project Plans

ITEM 6A
ATTACHMENT 1

RESOLUTION NO. 2026-030

ITEM 6A
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-030

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, AS PROVIDED FOR IN DIVISION 9, CHAPTER 1, ARTICLE 45 OF THE TORRANCE MUNICIPAL CODE APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A DRIVE-UP ATM AND CANOPY SERVING AN EXISTING DRIVE-THRU LANE FOR A NEW INCOMING BANK, ON PROPERTY LOCATED WITHIN THE HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN (HBCSP), MEADOW PARK SUB-DISTRICT (H-MP) at 23220 HAWTHORNE BOULEVARD (7378-014-031).

CUP26-00006: DUSTIN SCHECKEL (BAMBOO 21 LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026 to consider an application filed by Dustin Scheckel (Bamboo 21 LLC) for approval of Conditional Use Permit (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank, on property located within the Hawthorne Boulevard Corridor Specific Plan (HBCSP), Meadow Park Sub-district (H-MP) at 23220 Hawthorne Boulevard (7378-014-031); and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 45 of the Torrance Municipal Code (TMC); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the project site is located at 23220 Hawthorne Boulevard (7378-014-031);

b) That the project site is described as “P M 377-56-57 LOT 1” in the Office of the Los Angeles County Recorder, State of California;

c) That the project will not have a significant effect on the environment and is declared Categorically Exempt (Class 1) from further environmental review in accordance with the 2026 Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19, the CEQA; Article 19, Section 15301 (Existing Facilities);

d) That the project is conditionally permitted within the H-MP Zone, and that the project, as conditioned, complies with the provisions of HBCSP to the extent applicable;

e) That the project, as conditioned, will not impair the integrity and character of the H-MP Zone because the project is compatible with the surrounding uses. For example, the project is situated on a lot adjacent to a gas station, restaurant, automobile dealership, commercial and medical office uses;

f) That the project site is physically suitable for the project, as conditioned, because the project site is situated within an urbanized environment and already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;

g) That the project, as conditioned, will be compatible with existing and proposed future land uses within the H-MP Zone and the general area in which the project is to be located because the project site is surrounded by similar uses;

h) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan and the Hawthorne Boulevard Corridor Specific Plan because the project is located within the H-MP Zone and the General Commercial land use designation;

i) That the project, as conditioned, will not discourage the appropriate existing or planned future use of surrounding properties. For example, the project will reuse an existing drive-thru lane to install a new drive-up ATM and canopy in preparation for a new bank tenant occupying the existing bank space. As the project repurposes the existing site without expanding the footprint of the previous bank use;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure that the project is not detrimental to public health and safety because the project site is situated within an urbanized environment and is already served by all necessary utilities and public services, and will not extend any roads or other infrastructure;

k) That there will be adequate provisions for public access to serve the project, as conditioned, because the project maintains the driveways along Lomita and Hawthorne Boulevard;

l) That the location, size, design, and operating characteristics of the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the project has been thoroughly reviewed and found to be in compliance with the development standards of the H-MP Zone to the extent applicable, and is consistent with the General Commercial land use designation;

m) That the project, as conditioned, will not produce any or all of the following results:
- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP26-00006, subject to conditions:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that the application filed by Dustin Scheckel (Bamboo 21 LLC) for approval of (CUP26-00006) to allow the installation of a drive-up ATM and canopy serving an existing drive-thru lane for a new incoming bank, on property located within HBCSP-H-MP at 23220 Hawthorne Boulevard, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property for a bank shall be subject to all conditions imposed in CUP26-00006; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if CUP26-00006 is not used within one year after granting of the entitlement, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;

3. That a copy of Planning Commission Resolution No. 2026-030 shall appear on all grading plans, building plans, construction specifications, and bid documents associated with the project to facilitate coordination and effective implementation of the conditions of approval;

4. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of CUP26-00006 or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award;

5. That within 30 days of the final public hearing, the applicant shall remove the “Public Notice” sign to the satisfaction of the Community Development Director; (Planning)

6. That the applicant shall submit details of the security gate for the ATM at the time of plan check; (Planning)

7. That the applicant shall plant additional vegetation and install mulch to replenish and improve the property’s bare areas and cover the exposed irrigation lines; (Planning)

8. That all trash shall be kept in an enclosure that is bounded on three sides by a decorative wall, decorative trellis and solid doors and shall be constructed of materials and of a design, color and texture which is architecturally compatible with the buildings and structures on the property; (Environmental)

9. That the drive-thru ATM and canopy shall have non-glare lighting for evening patronage; and (Police)

10. That the drive-thru ATM and canopy be covered by video security that is operable at all times and retains footage for no less than 60 days with provision to Police upon request. (Police)

11. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

INTRODUCED, APPROVED, and **ADOPTED** this 19th day of August 2026.

_____
Chairperson, Torrance Planning Commission

ATTEST:

_____
Secretary, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026, by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 6A
ATTACHMENT 2

LOCATION AND ZONING MAPS

ITEM 6A
ATTACHMENT 2



500-ft NOTIFICATION RADIUS

CUP26-00006

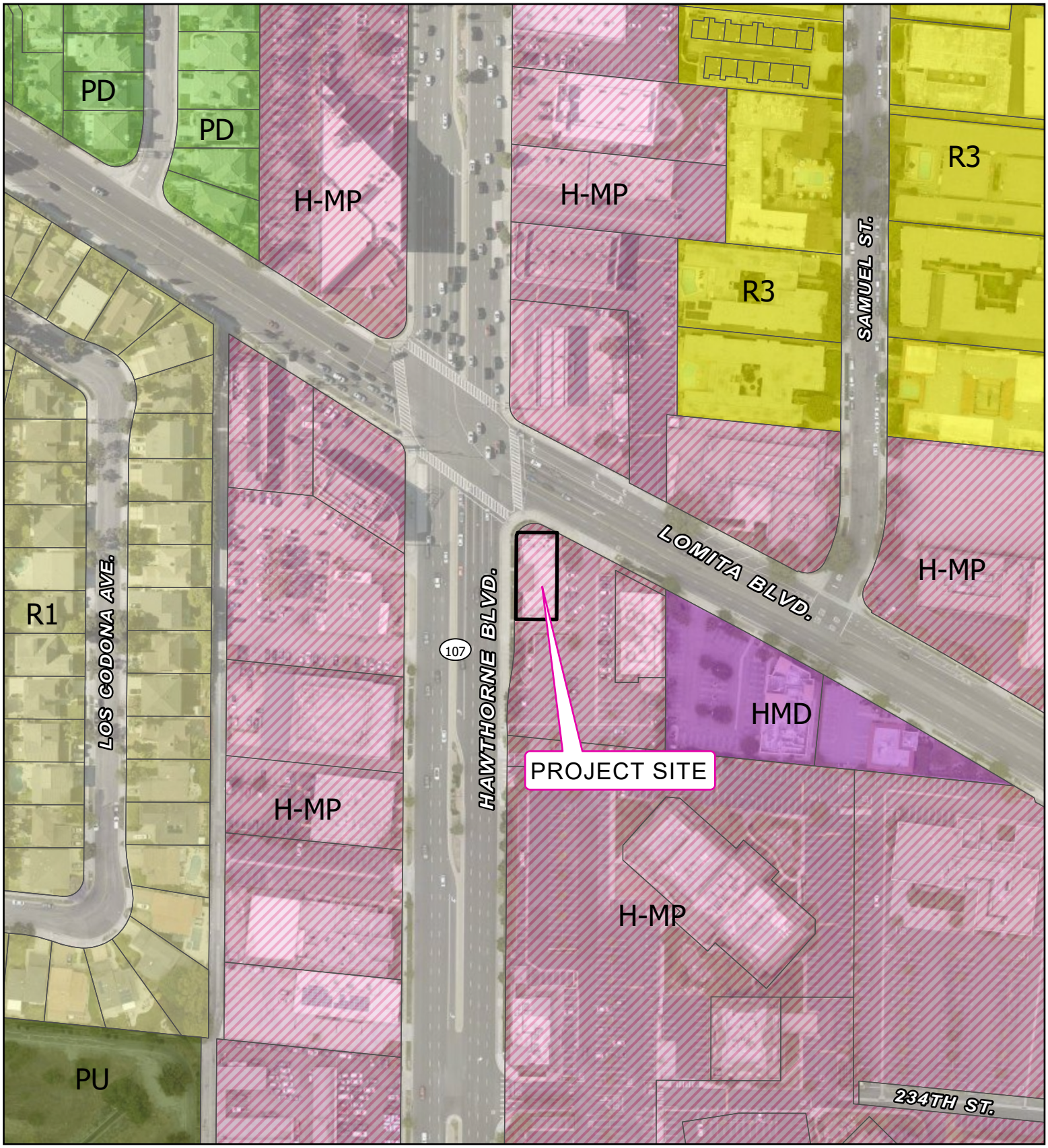
23220 HAWTHORNE BLVD

APN #: 7378-014-031

N

0 75 150 US Feet

Path: G:\GIS projects\Planning Map\23220 Hawthorne Boulevard\23220 Hawthorne Boulevard.aprx



ZONING MAP

CUP26-00006

23220 HAWTHORNE BLVD

APN #: 7378-014-031

N

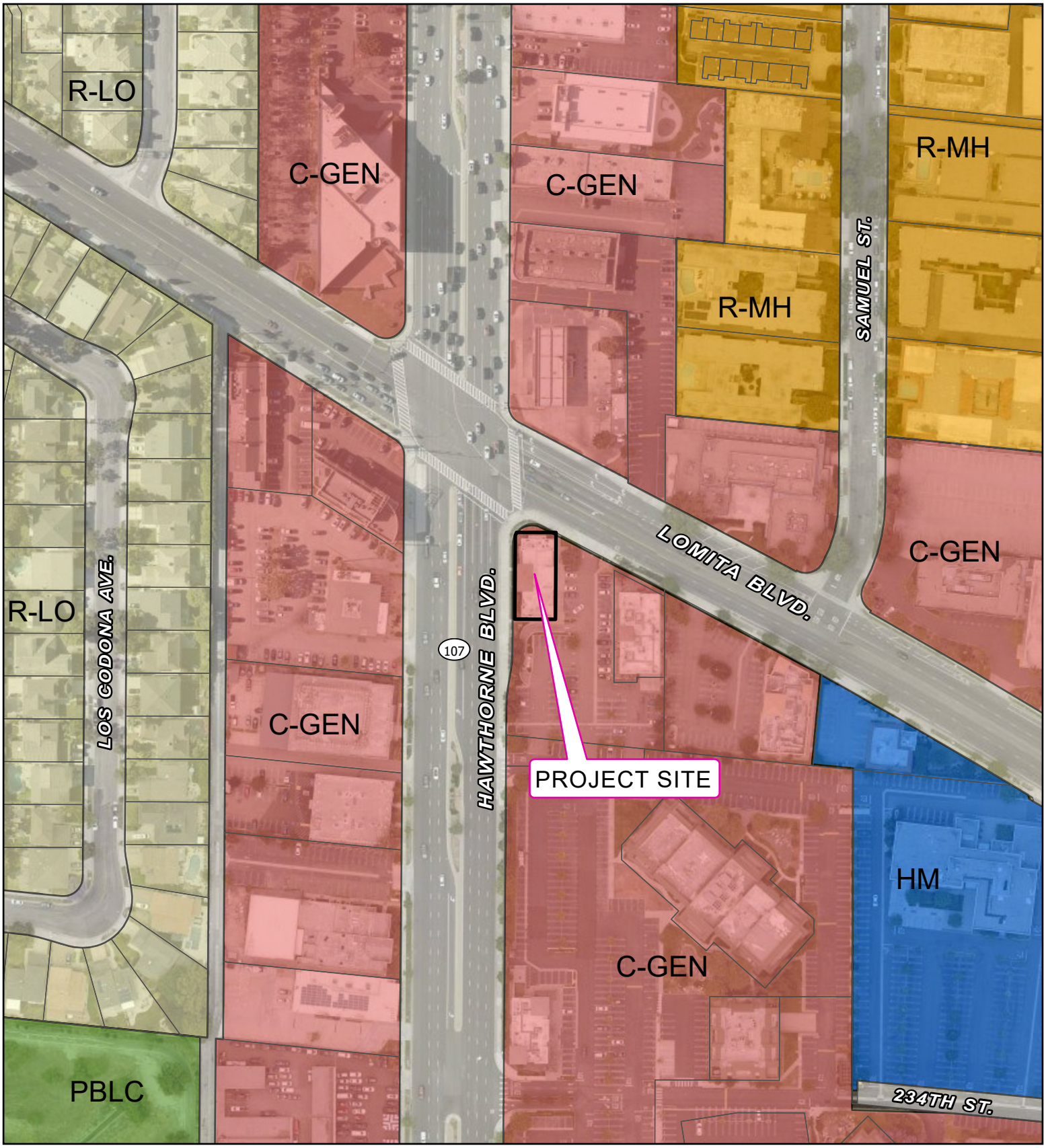
0 75 150 US Feet

Legend

City Zoning Code

- HMD
- PD
- PU
- R1
- R3
- H-MP

Path: G:\GIS projects\Planning Map\23220 Hawthorne Boulevard\23220 Hawthorne Boulevard.aprx



GENERAL PLAN MAP

CUP26-00006

23220 HAWTHORNE BLVD

APN #: 7378-014-031

N

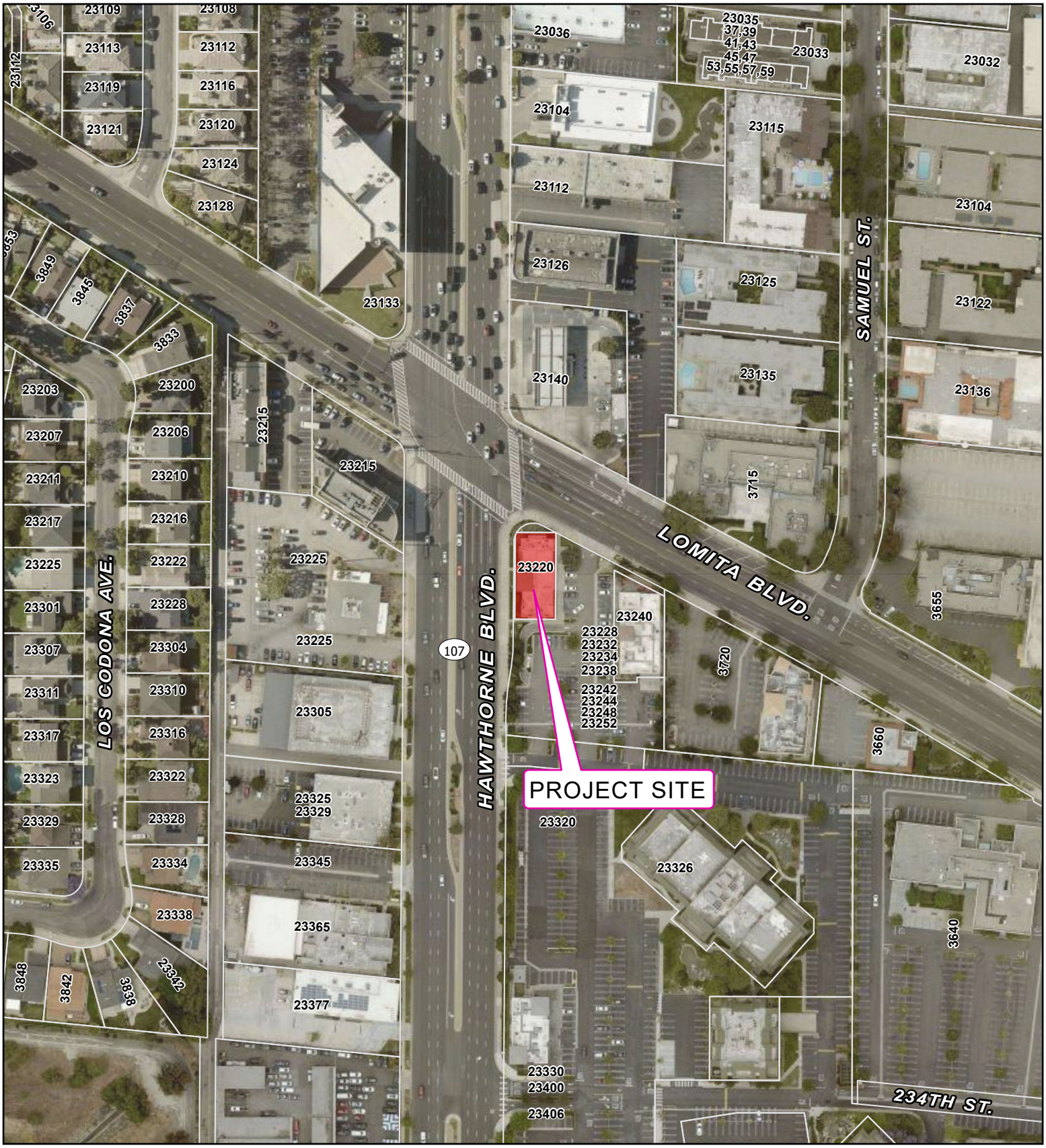
0 75 150 US Feet

Legend

General Plan Code

- R-LO Low Density Residential
- C-GEN General Commercial
- HM Hospital/Medical
- PBLC Public/Quasi-Public/
- R-MH Medium High Density Residential

Path: G:\GIS projects\Planning Map\23220 Hawthorne Boulevard\23220 Hawthorne Boulevard.aprx



AERIAL

CUP26-00006

23220 HAWTHORNE BLVD

APN #: 7378-014-031

N

0 75 150 US Feet

Path: G:\GIS projects\Planning Map\23220 Hawthorne Boulevard\23220 Hawthorne Boulevard.aprx

ITEM 6A
ATTACHMENT 3

PROJECT PLANS

BMO BANK N.A.
CUP FOR DRIVE UP ATM AND CANOPY
23220 HAWTHORNE BLVD
TORRANCE, CA 90505

ABBREVIATIONS

A	ANNEALED	INSUL	INSULATION
AC	AIR CONDITIONING	MAX	MAXIMUM
ACT	ACOUSTIC CEILING TILE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AHU	AIR HANDLING UNIT	MIN	MINIMUM
AL	ALUMINUM	MO	MASONRY OPENING
ASPH	ASPHALT	MR	MOISTURE RESISTANT
BTM	BOTTOM	MTL	METAL
CJ	CONTROL JOINT	NA	NOT APPLICABLE
CLNG	CEILING	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OPP	OPPOSITE
CPT	CARPET	PF	PRE-FABRICATED
CT	CERAMIC TILE	PSF	POUNDS PER SQUARE FOOT
CL	CENTERLINE	PT	PRESSURE TREATED
DBL	DOUBLE	PTD	PAINTED
DF	DRINKING FOUNTAIN	QT	QUARRY TILE
DIA	DIAMETER	R	RADIUS
DIM	DIMENSION	REBAR	REINFORCING BAR
DN	DOWN	REF	REFERENCE
DS	DOWNSPOUT	REQ'D	REQUIRED
EA	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	SF	STOREFRONT
ELEC	ELECTRICAL	SB	SPLASHBLOCK
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EXIST	EXISTING	SS	STAINLESS STEEL
FD	FLOOR DRAIN	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FF	FINISH FLOOR	T	TEMPERED
FR	FIRE RATED	TYP	TYPICAL
FRP	FIBERGLASS REINFORCED PLASTIC	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GYP BD	GYPSUM BOARD	VERT	VERTICAL
HC	HANDICAP	VIF	VERIFY IN FIELD
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WP	WATERPROOF
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING,VENTILATION, AIR CONDITIONING		

BMO ABBREVIATIONS

AB	ASSOCIATE BANKER (TELLER)	PMB	PREMIER BANKER
BM	BANK MANAGER	RRB	RETAIL RELATIONSHIP BANKER
CB	COUPON BOOTH	SBB	SMALL BUSINESS BANKER
CMR	CUSTOMER MEETING ROOM	SD VAULT	SAFETY DEPOSIT VAULT
FA	FINANCIAL ADVISOR	SM	SERVICE MANAGER
FAA	FINANCIAL ADVISER ASSISTANT	TCR	TELLER CASH RECYCLER
PBA	PERSONAL BANKER ROLE	UCS	UNDER-COUNTER STEEL

SYMBOLS

PARTITION TYPE

REVISION NUMBER

GRID BUBBLE

FINISH TAG

EQUIPMENT / FURNITURE DESIGNATION

ROOM TAG

DOOR TAG

WINDOW TAG

KEYNOTE

DETAIL TAG

MILLWORK TAG

DETAIL-HORIZONTAL

INTERIOR ELEVATION TAG

EXTERIOR ELEVATION TAG

MATCH LINE

PLAN DETAIL TAG

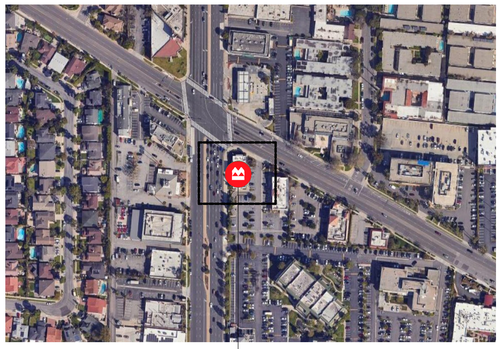
WALL SECTION TAG

BUILDING SECTION TAG

DETAIL-VERTICAL

ELEVATION DATUM TAG

VICINITY MAP



NOT TO SCALE — PROJECT LOCATION — NORTH

PROJECT CONTACTS

OWNER
BMO BANK N.A.
CONTACT: DUSTIN SCHECKEL
TITLE: SENIOR PROJECT MANAGER
PHONE: (872) 350 2193
EMAIL: DUSTIN.SCHECKEL@BMO.COM

LANDLORD
INFINI REALTY ADVISORS, INC.
3699 WILSHIRE BLVD. SUITE 730
LOS ANGELES, CALIFORNIA 90010
JAYSON KIM
213-500-4134

BUILDING DEPARTMENT
CITY OF TORRANCE
3031 TORRANCE BLVD
TORRANCE, CA 90503
PHONE: (313) 618-5910

STRUCTURAL ENGINEER
COMPANION SYSTEMS
BRAD J ROLLINS
645 W 200 N
NORTH SALT LAKE, UT 84054
RHUNSAKER@COMPANIONSTYSTEMS.COM
801-936-8082 x325
801-682-5341

ARCHITECT
STANTEC ARCHITECURE INC.
224 SOUTH MICHIGAN AVENUE, SUITE 1400
CHICAGO, IL 60604-2590

PROJECT MANAGER
CONTACT: DANA RIZZO
PHONE: (312) 453-7605
EMAIL: DANA.RIZZO@STANTEC.COM

ARCHITECT OF RECORD
CONTACT: BRIAN RENO
PHONE: (312) 453-7095
EMAIL: BRIAN.RENO@STANTEC.COM

ELECTRICAL ENGINEER
ROBISON ENGINEERING INC.
19401 40TH AVENUE W, SUITE 302
LYNWOOD, WA 98036

CONTACT: MATHEW BENZAR
ROLE: ELECTRICAL DESIGNER
PHONE: (503) 866-4229
EMAIL: MBENSAR@ROBISONENGINEERING.COM

PROJECT INFORMATION

PROJECT DESCRIPTION:
CONDITIONAL USE PERMIT FOR A NEW DRIVE-UP ATM AND CANOPY TO REPLACE ATM AND CANOPY FOR A PRIOR BANK USE THAT HAS VACATED THE PREMISIS.

APPLICABLE BUILDING CODES:
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA FIRE CODE
CITY OF TORRANCE MUNICIPAL CODE

GENERAL SITE INFORMATION
PIN: 7378-014-031
ZONING: H-MP

FIRE PROTECTION
BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATION (SECTION 304)
EXISTING: RETAIL BANK – BUSINESS GROUP B
PROPOSED: RETAIL BANK – BUSINESS GROUP B (NO CHANGE)

CONSTRUCTION TYPE (CHAPTER 6)
TYPE: V-B, NON-SPRINKLERED

OVERALL BUILDING AREA:
4,279 SF

NOTE: SEE CODE ANALYSIS ON SHEET G-106

PLANNING SHEET INDEX

NO.	DRAWING NAME	2026-04-28 PLANNING DEPT REVIEW
PLANNING		
A.1	COVER SHEET	X
A.2	SITE PLAN	X

RESPONSIBILITY MATRIX - OVERALL

	FURNISHED / INSTALLED BY BMO VENDOR	FURNISHED / INSTALLED BY GENERAL CONTRACTOR (GC)	FURNISHED BY OWNER / INSTALLED BY GENERAL CONTRACTOR (GC)	COORDINATED BY GENERAL CONTRACTOR (GC)
MONUMENT / PYLON SIGN / SITE DIRECTIONAL SIGNS	X			YES
EXTERIOR BUILDING SIGNAGE	X			YES
FIRE EXTINGUISHER CABINETS / FIRE EXTINGUISHERS		X		YES
CHEVRON MAT		X		YES
WALK-UP / DRIVE-UP ATM AND SURROUNDS (UPDATE PER PROJECT)	X			YES
SAFE DEPOSIT VAULT	X			
CASH SAFE(S)	X			YES
TELLER CASH RECYCLERS (TCRs)	X			YES
UNDER COUNTER BANK EQUIPMENT	X			YES
DRIVE-UP EQUIPMENT	X			YES
TEKNION ALTOS DEMOUNTABLE PARTITIONS	X			YES
FILM AT DEMOUNTABLE PARTITIONS, FURNITURE, WINDOWS, AND DOORS	X			YES
FURNITURE	X			YES
VIDEO MONITORS / AV	X			YES
WIRELESS ACCESS POINTS (WAPs)	X			YES
EMPLOYEE LOCKERS	X			YES
LOW VOLTAGE CABLING AND CONDUITS (SEE NOTE 2)		X		YES
SERVER RACK(S)		X		YES
SECURITY	X			YES
INTERIOR MURAL WALL GRAPHICS	X			YES
INTERIOR BUILDING SIGNAGE	X			YES
BANKING EQUIPMENT (I.E. PRINTERS)	X		X	YES
TOILET ROOM ACCESSORIES (SIGNS SEE NOTE 3)		X		YES
MANUAL WINDOW SHADES		X		YES
CARPET TILE AND RESILIENT FLOORING		X		YES
WALL AND FLOOR TILE		X		YES
MEDIA SLAT WALL		X		YES
MILLWORK		X		YES
PAINTING AND WALL COVERING		X		YES
LIGHT FIXTURES (SEE NOTE 5)		X		YES
CEILING GRID AND TILES		X		YES
LOLLIPOP SIGN	X			YES
STAFF ROOM APPLIANCES		X		YES
STAFF ROOM TACKBOARD		X		YES
PLUMBING FIXTURES (INCLUDING WATER REFILL STATION)		X		YES
FINAL PROFESSIONAL CLEANING		X		YES
FIRE PROTECTION AND SPRINKLERS				
FRAMED ARTWORK	X			YES
DOOR HARDWARE (INCLUDING PERMANENT CORES AND KEYING)		X		YES
BULLET-RESISTANT GLASS AND BALLISTIC PANELS	X			YES

NOTES:
1. OWNER'S EQUIPMENT: GENERAL CONTRACTOR TO PROVIDE REQUIRED OPENINGS, ACCESS PANELS, ELECTRICAL, BLOCKING (WHERE REQUIRED), AND FINAL HOOK-UP.
2. LOW VOLTAGE CABLING, CONDUITS, FLOOR CORES, AND PENETRATIONS SHALL BE BY GENERAL CONTRACTOR. PATCHING AND TERMINATIONS BY BMO VENDOR(S). GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS WITH BMO VENDORS AND BMO IT.
3. SIGNS BY SIGN VENDOR.
4. ALL ITEMS TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.
5. LIGHT FIXTURES TO BE SOURCED THROUGH BMO'S LIGHTING SUPPLIER AND DISTRIBUTOR (ACUITY BRANDS AND WESTBURNE ELECTRIC). SEE VENDOR CONTACTS THIS SHEET.

Stantec

Stantec Architecture Inc.
224 South Michigan Avenue Suite 1400
Chicago, IL 60604-2590
TEL:(312) 554-1400

COPYRIGHT RESERVED

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

CONSULTANT

NOTES:

ISSUED/REVISION	BY	APPD	
PLANNING DEPT REVIEW SUBMISSION			2026/04/28 YYYY/MM/DD

	DWN	DSGN	CHKD	DATE
	X.X.	X.X.	X.X.	YYYY/MM/DD

PERMIT/SEAL

CLIENT/PROJECT LOGO

BMO

CLIENT/PROJECT
BMO BANK N.A.

TORRANCE (RELO)
CUP APPLICATION
23220 HAWTHORNE BLVD
TORRANCE, CA. 90505

TITLE
COVER SHEET

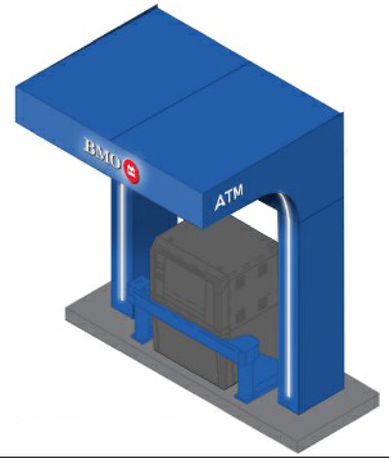
PROJECT NO. 222702683 | SCALE

REVISION | DRAWING NO. **A.1**



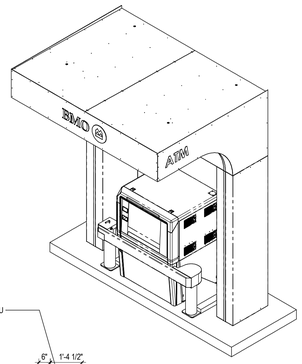
EXISTING DRIVE-UP ATM WITH CANOPY

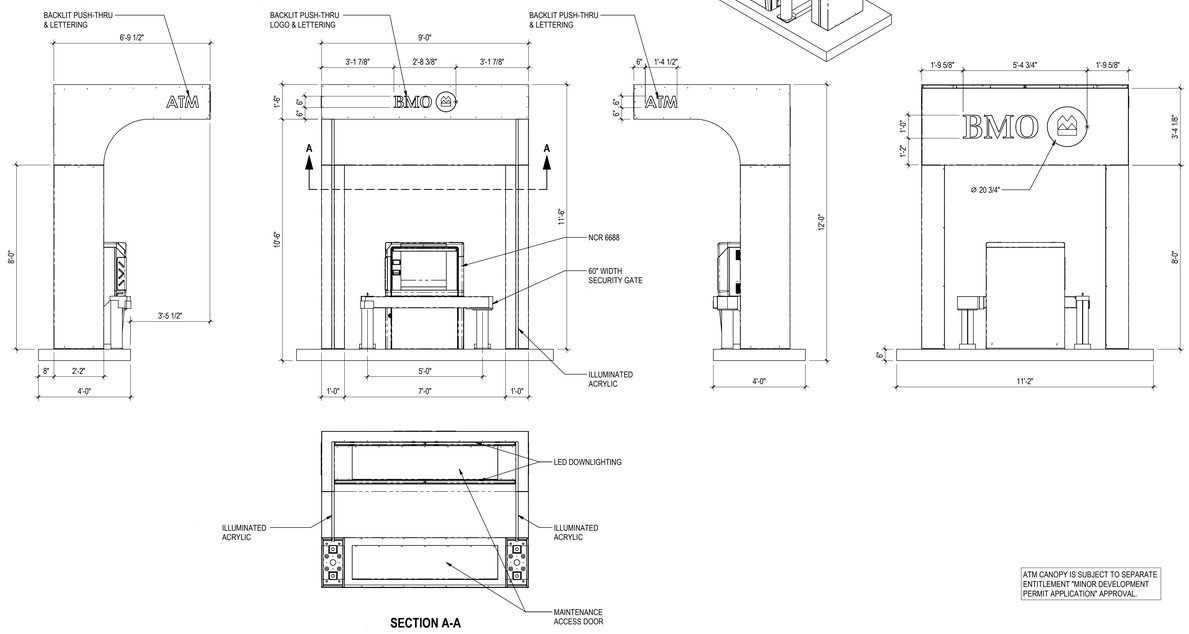
SCALE 12" = 1'-0" | 4



PROPOSED DRIVE-UP ATM AND CANOPY

SCALE 3/8" = 1'-0" | 3



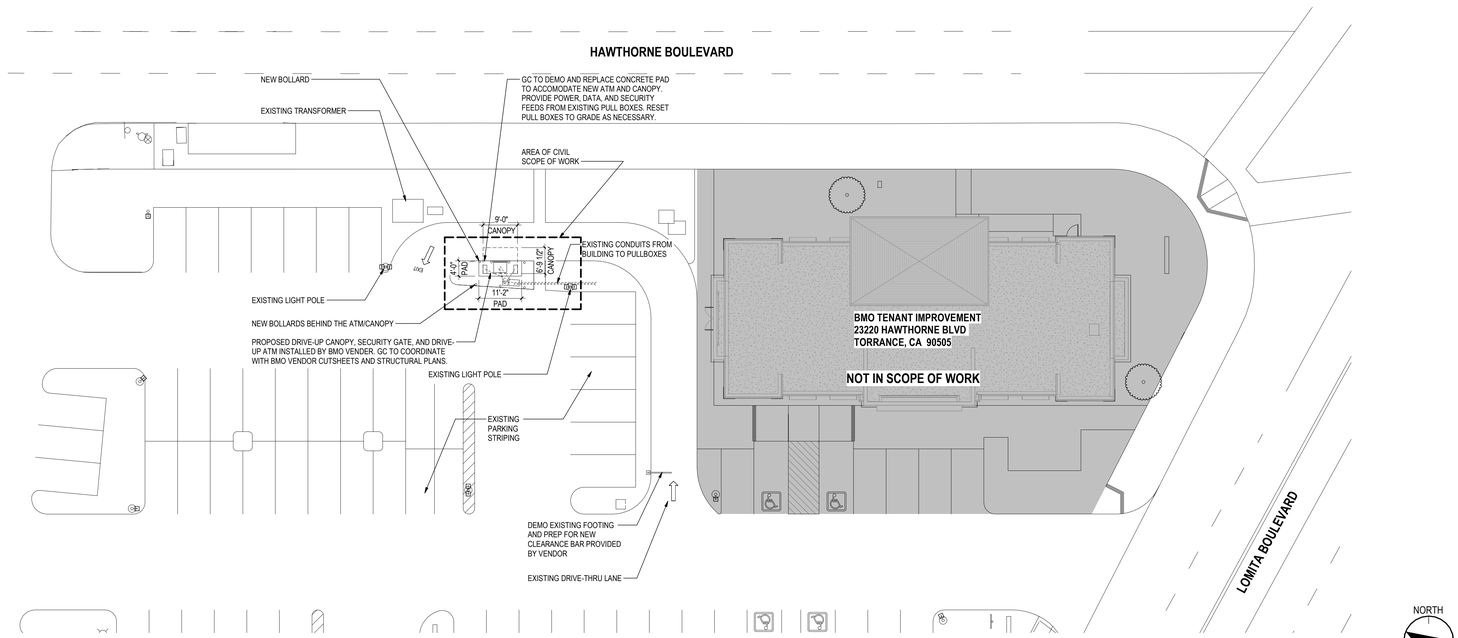


SECTION A-A

ATM CANOPY IS SUBJECT TO SEPARATE ENTITLEMENT "MINOR DEVELOPMENT PERMIT APPLICATION" APPROVAL.

ATM CANOPY

SCALE 3/8" = 1'-0" | 2



SITE PLAN

SCALE 1/16" = 1'-0" | 1

GENERAL NOTES - SITE PLAN

1. SITE PLAN IS PROVIDED FOR REFERENCE ONLY. SITE WORK IS EXISTING BY LANDLORD UNDER SEPARATE PERMIT UNLESS NOTED OTHERWISE.
2. NEW DRIVE-THRU WAYFINDING AND DIRECTIONAL SIGNAGE PROVIDED BY SIGN VENDOR UNDER SEPARATE PERMIT.

LEGEND - SITE PLAN

←	EXISTING ACCESSIBLE PATH OF TRAVEL
#	KEYNOTE

KEYNOTES - SITE PLAN

Stantec

Stantec Architecture Inc.
224 South Michigan Avenue Suite 1400
Chicago, IL 60604-2590
TEL:(312) 554-1400

COPYRIGHT RESERVED

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

CONSULTANT

NOTES:

ISSUED/REVISION	BY	APPD	YYYY/MM/DD
PLANNING DEPT REVIEW SUBMISSION			2026/04/28

	Author	Designer	Checker	YYYY.MM.DD
	DWN	DSGN	CHKD	DATE

PERMIT/SEAL

CLIENT/PROJECT LOGO

BMO

CLIENT/PROJECT
BMO BANK N.A.

TORRANCE (RELO)
CUP APPLICATION
23220 HAWTHORNE BLVD
TORRANCE, CA, 90505

TITLE
SITE PLAN

PROJECT NO. 222702683 | SCALE

REVISION | DRAWING NO. **A.2**

AGENDA ITEM NO. 6B

DATE: August 19, 2026

TO: Planning Commission

FROM: Natalie Niemeyer, Planning Associate | NNiemeyer@TorranceCA.gov

SUBJECT: 23840 Madison Street
Conditional Use Permit (CUP26-00008)

Consideration of Conditional Use Permit (CUP26-00008) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street (APN 7377-010-001).

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Determine a Categorical Exemption for the project in accordance with Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities).
3. Approve a Conditional Use Permit (CUP26-00008) to allow the operation of a church; and
4. Adopt **RESOLUTION** No. 2026-031 to approve a Conditional Use Permit (CUP26-00008) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street.

EXECUTIVE SUMMARY

The project applicant, Shawn Hurley (Del Amo Industrial Properties LLC), requests approval by the Planning Commission to allow the operation of a church within an existing tenant space on property located in the M-1 Zone.

The development standards of the Torrance Municipal Code (TMC) are applicable to the project, and therefore require discretionary review and approval of the following entitlements:

- Conditional Use Permit (CUP) to allow the operation of a church within an existing tenant space in the M-1 Zone.

Staff has reviewed the project and determined the project is compatible with the Light Industrial (I-LT) land use designation of the General Plan and complies with the objective development standards of the TMC and does not require further environmental review. The balance of this report provides an overview of the project.

DISCUSSION

General Plan Land Use Designation

The subject property has a General Plan land use designation of I-LT, which is intended to permit a wide range of industrial uses where manufacturing or assembly is primarily limited to enclosed buildings, professional and medical office, research and development, warehouse, and wholesale uses. Light Industrial uses are limited to a 0.6 Floor Area Ratio (FAR).

Non-industrial uses when regulated by development and performance standards can be appropriately located in an industrial or business park rather than in a commercial area or residential neighborhood where impacts could be greater. Churches and religious facilities are permitted uses through a CUP in the I-LT land use designation when all other development standards have been met.

The proposed operation of a church within an existing tenant space in an industrial area is a compatible use.

Zoning Designations and Adjacent Land Uses

The project site is designated as M-1 Zone and shares the same designation as the parcels to the north, south, and west, which are developed as multi-tenant industrial buildings, offices and a City owned parking lot to the north. The adjacent parcel to the east is designated as the Solely Commercial District (C-3) Zone and is developed with an airport.

NORTH:	M-1	Parking Lot
SOUTH:	M-1	Industrial/Office
EAST:	C-3	Airport
WEST:	M-1	Industrial/Office

Redevelopment History

The subject property is located in the former Meadow Park Redevelopment Project Area (MRP), which allowed for a variety of light industrial uses. The development of the subject property was approved under CUP-RD-74-35. The project complied with the development standards that were in place when the project was originally constructed in 1976.

When the MRP expired in 2007, the property became part of Hawthorne Boulevard Corridor Specific Plan (HBCSP)-Meadow Park Sub-district (H-MP). In 2010, the land use designation of the former MRP industrial properties was amended from General Commercial (C-GEN) to I-LT as part of the General Plan Update to reflect the existing land use pattern with the intention of updating the zoning designation and/or uses permitted as part of a comprehensive zoning code update to conform with the I-LT land use designation.

According to Ordinance 3426 and the accompanying map exhibits that established the boundaries of the HBCSP, the parcels that comprised the former MRP were not rezoned H-MP as part of the HBCSP. The underlying zoning of the MRP parcels are M-1 or Conditional Commercial District

(C-5). The M-1 or C-5 permitted uses and development standards, as well as the HBCSP Design Guidelines will apply to the former MRP.

Project Site

As previously noted, the subject property was developed in 1976 via CUP-RD-74-35 to allow the construction of two light industrial buildings totaling approximately 26,000 square feet. Records indicate that the two buildings have been historically utilized as office space for commercial and industrial businesses. The proposed church would utilize the entirety of the westerly building, measuring approximately 16,118 square feet, and the easterly building would not be changed. The property provides on-site parking and is accessed from two driveways along Madison Street. There are no outstanding natural features on the subject property.

Floor Plan

The existing two-story building measures approximately 16,118 square feet and is comprised of multiple tenant spaces between the first and second floor. The proposed tenant improvements will reconfigure the existing space into a single tenant building by removing non-load-bearing walls, doors, and fixtures. The project will also remove 4,622 square feet of occupiable floor area on the second floor to create an open, double-height assembly area for the church on the first floor. An additional 431 square feet will be added by infilling the existing recessed main entrance, which is currently set back beneath the existing roofline. The new area will be flush with the existing front exterior walls of the building and complies with all applicable development standards including setbacks and Floor Area Ratio (FAR). A condition of approval has been included to ensure the changes to the exterior match the colors and materials of the existing facade.

The first floor will consist of the lobby area, assembly area, a cry room, a nursery, meeting rooms, an office and restrooms. The second floor will have additional meeting rooms, offices, and restrooms.

Business Operation

The proposed church will hold weekly worship services on Sundays, with doors opening at 9:00 AM and all activities concluding by 1:00 PM, as identified in the Project Narrative (Attachment 4). Additional small-group ministry activities will be held on weekday evenings. The youth ministry will meet on Tuesdays from 6:30 PM to 8:00 PM, and the children's ministry will meet on Thursdays from 6:30 PM to 8:00 PM. The proposed church will have six full time employees and three part time employees who will utilize the church offices from 9:00 AM to 5:00 PM, Monday through Thursday.

The main assembly room is designed to accommodate up to 350 people. The largest anticipated gathering will be the Christmas Eve services, with an estimated attendance of approximately 300 people. Weddings and memorial services will occur infrequently and are expected to attract up to 200 attendees. Mid-week services, such as Ash Wednesday and Good Friday, are expected to have approximately 100 attendees. Regular Tuesday and Thursday evening ministry meetings are expected to have fewer than 50 attendees.

No preschool or daycare program is proposed as part of this project. If a preschool or daycare program is proposed in the future, approval of a CUP will be required.

Parking

Parking for the proposed church requires one space for every 35 square feet (1:35) of assembly area, applied to the maximum area to be used at any one time. The assembly area measures 2,745 square feet including the proposed cry room, requiring 79 parking spaces for Sunday services. Additionally, the weekday operations at the site include the church offices at 23840 Madison Street and the office/light manufacturing use at 23870 Madison Street. The church will utilize 2,297 square feet of office space during the week which is parked at a ratio of three spaces for every 1,000 square feet (3:1,000) of professional office area. The building at 23870 Madison Street measures approximately 10,584 square feet and is parked at one space for every 1,500 square feet (1:1,500) of floor area, plus one space for every 250 square feet (1:250) of office area. A total of 19 spaces during the work week are required. On-site parking provides a total of 34 parking spaces, and an additional 53 spaces are provided through the Meadow Park Parking District Agreement. The parking spaces from the parking agreement are located directly north of the site, at the City owned parking lot. Pedestrian access is provided from the neighboring parking lot to the subject site. A total of 87 parking spaces are available, which exceeds the required maximum of 79 parking spaces. As such, the parking for the proposed use is compliant with the TMC.

Staff conducted a site visit and observed the building, lot striping, and landscaping are generally well maintained.

CONCLUSION

In the judgment of staff, the proposed operation of a church is complimentary with the neighboring offices and industrial uses in the surrounding area. The request is compatible with the I-LT land use designation and M-1 Zone because churches are conditionally permitted in the M-1 Zone and the proposed hours of operation, including limited weekday activity with concentrated Sunday use, are complementary to the existing uses on site and nearby. Additionally, sufficient parking is provided through onsite parking and the Meadow Park Parking District Agreement. Lastly, the proposed church use does not include preschool or daycare operations. For these reasons, staff recommends approval of the CUP26-00008 request subject to conditions.

As of the preparation of this report, no written correspondence has been received pertaining to the project.

ENVIRONMENTAL DETERMINATION

The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the CEQA; Article 19, Section 15301 (Existing Facilities).

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on August 6, 2026, to the registered owner of properties located within a 500' radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze) and posted on the City of Torrance webpage.

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 AM to 5:00 PM, Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

ATTACHMENTS

1. Resolution No. 2026-031
2. Location and Zoning Maps
3. Code Requirements
4. Project Narrative
5. Project Plans

ITEM 6B
ATTACHMENT 1

RESOLUTION NO. 2026-031

ITEM 6B
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-031

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW THE OPERATION OF A CHURCH WITHIN AN EXISTING TENANT SPACE ON PROPERTY LOCATED IN THE LIGHT MANUFACTURING DISTRICT (M-1) ZONE AT 23840 MADISON STREET.

CUP26-00008: SHAWN HURLEY (DEL AMO INDUSTRIAL PROPERTIES LLC)

WHEREAS, the Planning Commission of the City of Torrance conducted a public hearing on August 19, 2026, to consider an application for a Conditional Use Permit (CUP26-00008) filed by Shawn Hurley (Del Amo Industrial Properties LLC) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC); and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the property under consideration is located at 23840 Madison Street (APN 7377-010-001);

b) That the property is described as “LAND DES IN DOC NO. 1190 75-5-5 TRACT NO. 21484 LOT 25” per map recorded in the Office of the Los Angeles County Recorder, State of California;

c) The operation, repair, maintenance, permitting, leasing, licensing, or minor interior alterations to existing facilities, and changes in use are Categorically Exempt by the Guidelines for Implementation of the California Environmental Quality Act (CEQA); Article 19, Section 15301 (Existing Facilities);

d) That the proposed operation of a church is conditionally permitted within the M-1 Zone and complies with the provisions of the TMC;

e) That the proposed operation of a church, as conditioned, will not impair the integrity and character of the M-1 Zone because churches and associated recreational, educational and social facilities are conditionally permitted and the proposed use is compatible with the surrounding uses;

f) That the subject site is physically suitable for the proposed operation of a church, as conditioned, because the tenant space is established and already served by all necessary utilities and public services;

g) That the proposed operation of a church, as conditioned, will be compatible with existing and proposed future land uses within the M-1 Zone and the general area in which the church is located because the project meets all applicable development standards and provides sufficient parking;

h) That the proposed operation of a church, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the proposed use is located within the Light Industrial (I-LT) land use designation of the General Plan and the

proposed hours of operation are complimentary to the existing office and industrial uses on site and nearby;

i) That the proposed operation of a church, as conditioned, will not discourage the appropriate existing or planned future use of surrounding property and tenancies because the proposed use furthers the goals of the General Plan and complies with all applicable development standards;

j) That there will be adequate provisions for water, sanitation, and public utilities and services to ensure the proposed operation of a church, as conditioned, is not detrimental to public health and safety;

k) That there will be adequate provisions for public access to serve the proposed operation of a church as conditioned, because the project shall maintain all existing pedestrian walkways and vehicular access along Madison Street;

l) That the location, size, design, and operating characteristics of the proposed church, as conditioned, will not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area because the proposed use has been thoroughly reviewed and found to be in compliance with the development standards of the M-1 Zone and is compatible with the I-LT land use designation; and

m) The proposed project will not produce any or all of the following results:
   - Damage or nuisance from noise, smoke, odor, dust or vibration,
   - Hazard from explosion, contamination or fire,
   - Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles because while large assemblies will occur with the proposed use, adequate parking and the existing site design will alleviate impacts.

WHEREAS, the Planning Commission by the following roll call votes **APPROVED** CUP26-00008, subject to conditions:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS
ABSENT:	COMMISSIONERS:
RECUSED:	COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP26-00008, filed by Shawn Hurley (Del Amo Industrial Properties LLC) to allow the operation of a church within an existing tenant space on property located in the Light Manufacturing District (M-1) Zone at 23840 Madison Street; and, on file in the Community Development of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property to allow the operation of a church shall be subject to all conditions imposed in CUP26-00008; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to Section 92.28.1 et seq. of the TMC on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other

documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That if CUP26-00008 is not used within one year after granting of the permit, it shall expire and become null and void unless extended by the Community Development Director for an additional period as provided for in Section 92.27.1 of the TMC;
3. That the applicant shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City including, without limitation, an action by an advisory commission, appeal board, or legislative body concerning this discretionary approval. The defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action, or proceeding challenging the approval of this Conditional Use Permit or the project. The City will promptly notify the applicant of any claim, action, or proceeding and agrees to cooperate to the extent required for an effective defense. In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award; (Planning)
4. That a copy of Planning Commission Resolution No. 2026-031, with all conditions of approval, shall appear on the building plans associated with the tenant improvements to facilitate coordination and effective implementation of the conditions of approval; (Planning)
5. That all open space and landscape areas shall be maintained, repaired, and kept free of trash, litter, debris, graffiti and vandalism; (Planning)
6. That the exterior changes to the façade shall match the existing colors and materials on site and any exterior material substitutions shall be subject to review and approval by the Community Development Director prior to issuance of building permits; (Planning)
7. That no preschool or daycare program shall be permitted as part of the proposed church and any future use of the site for preschool or daycare uses shall require a separate Conditional Use Permit. Additionally, any expansion of the church operations, beyond those described in the staff report, shall be subject to approval by the Community Development Director or Planning Commission; (Planning)
8. That within 30 days of the public hearing the applicant shall return the "Public Notice" sign and stake to the Community Development Department; (Planning)
9. That the business name and address shall be visible from the street; (Police)
10. That there shall be non-glare security lighting for parking lot; (Police)
11. That the applicant shall install rooftop numbers in order to assist law enforcement and other emergency personnel with locating the property. The numbers should be 4' high and 2' wide, spaced 12 inches apart, be parallel to the street and be a non-reflective color that contrasts the color of the roof; (Police)
12. All signs (new, modified or revised) must be approved by the Environmental Division with appeal rights to the Planning Commission, or comply with the previously approved sign program; (Environmental)
13. That the applicant shall provide 9" (minimum) contrasting address numerals for non-residential uses; (Environmental) and
14. That all conditions of all other City departments received prior to or during the consideration of this case by the Planning Commission shall be met.

Introduced, approved and adopted this 19th day of August 2026.

ATTEST:

_____	_____
Secretary, Torrance Planning Commissioner	Chair, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

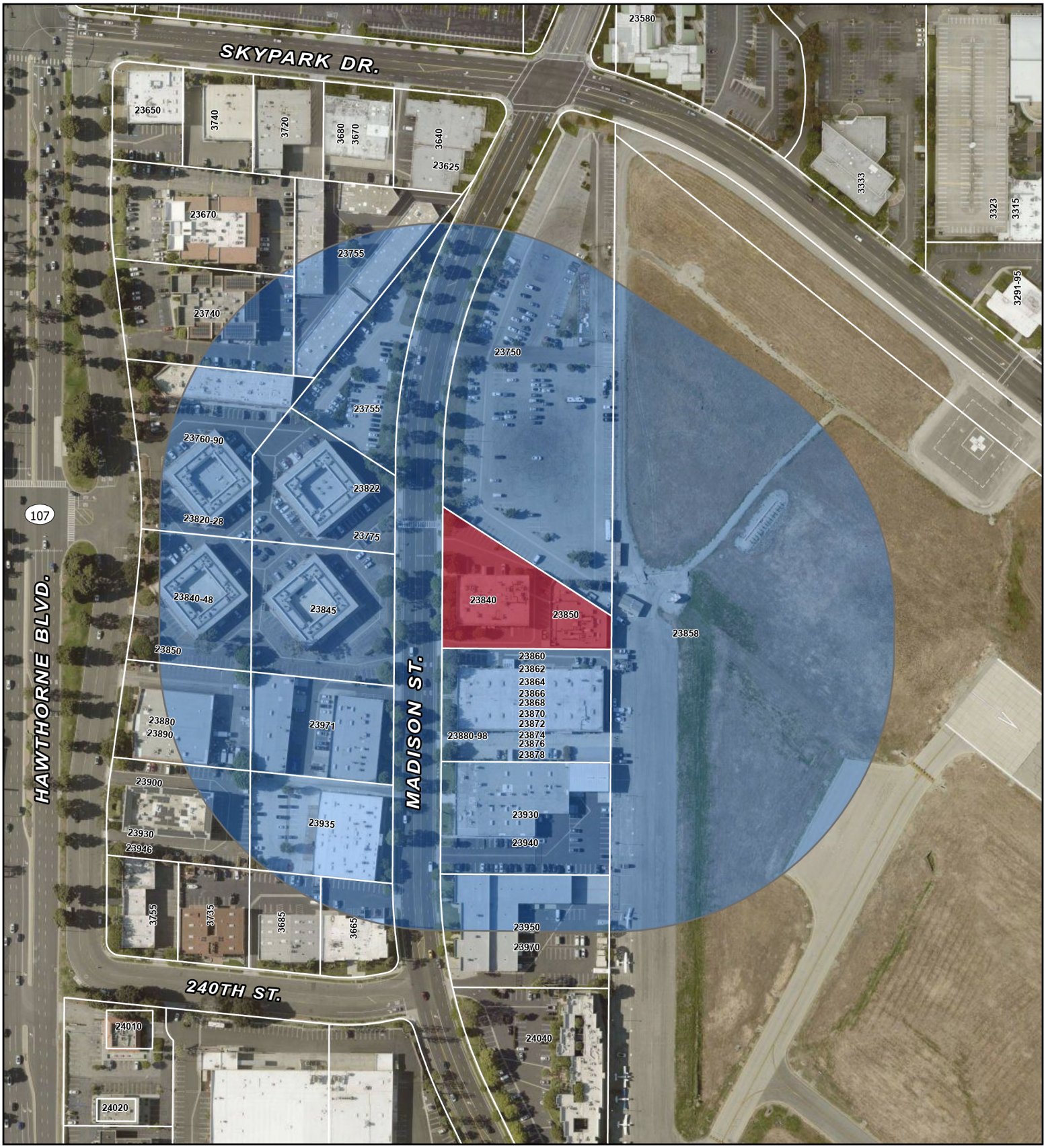
RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 6B
ATTACHMENT 2

LOCATION AND ZONING MAPS

ITEM 6B
ATTACHMENT 2



500-ft NOTIFICATION RADIUS

N

0 100 200 US Feet

CUP26-00008

23840 MADISON ST

APN #: 7377-010-001

Path: G:\GIS projects\Planning Map\23840 Madison Street\23840 Madison Street.aprx



AERIAL

CUP26-00008

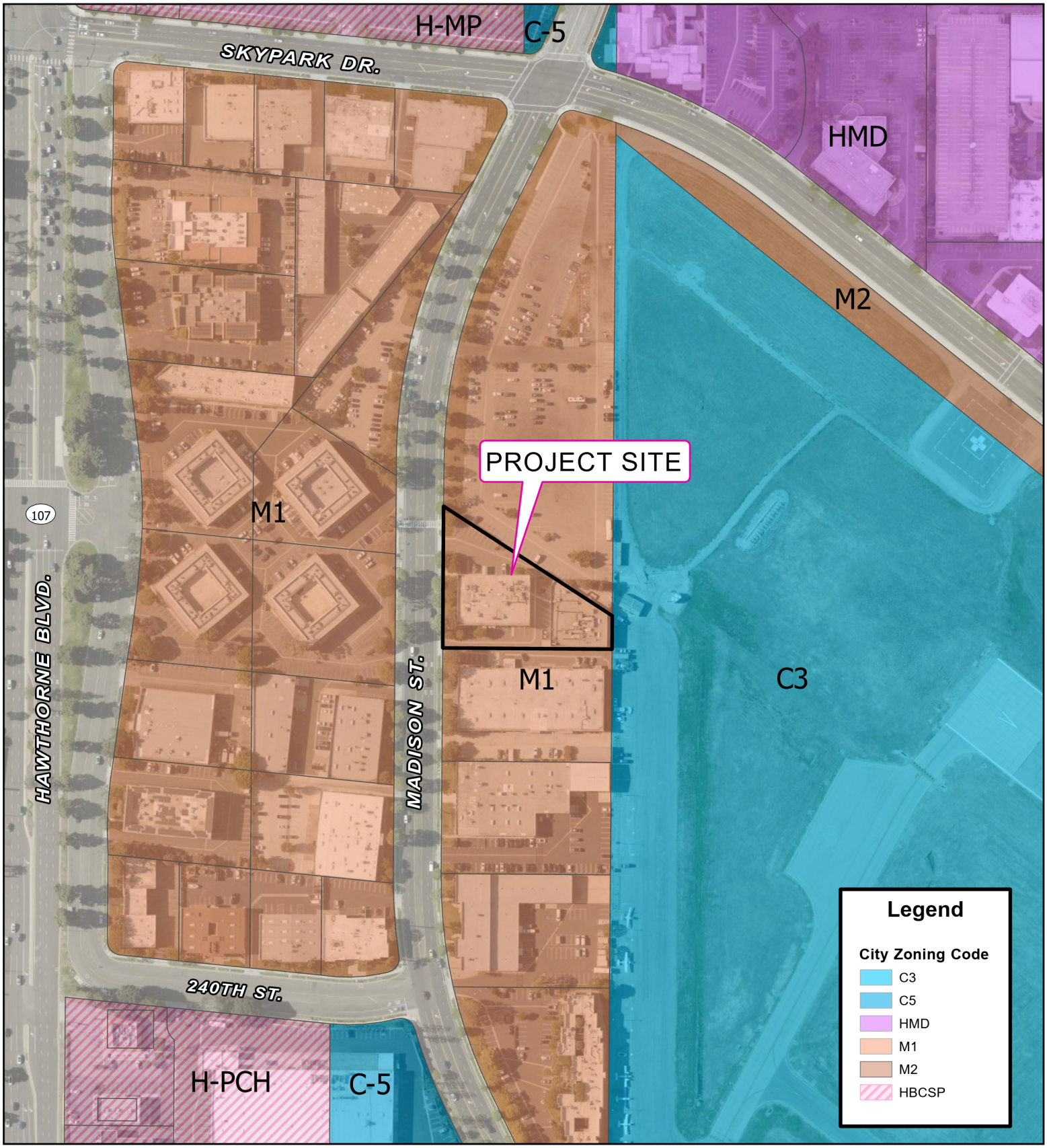
23840 MADISON ST

APN #: 7377-010-001

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\23840 Madison Street\23840 Madison Street.aprx



ZONING MAP

CUP26-00008

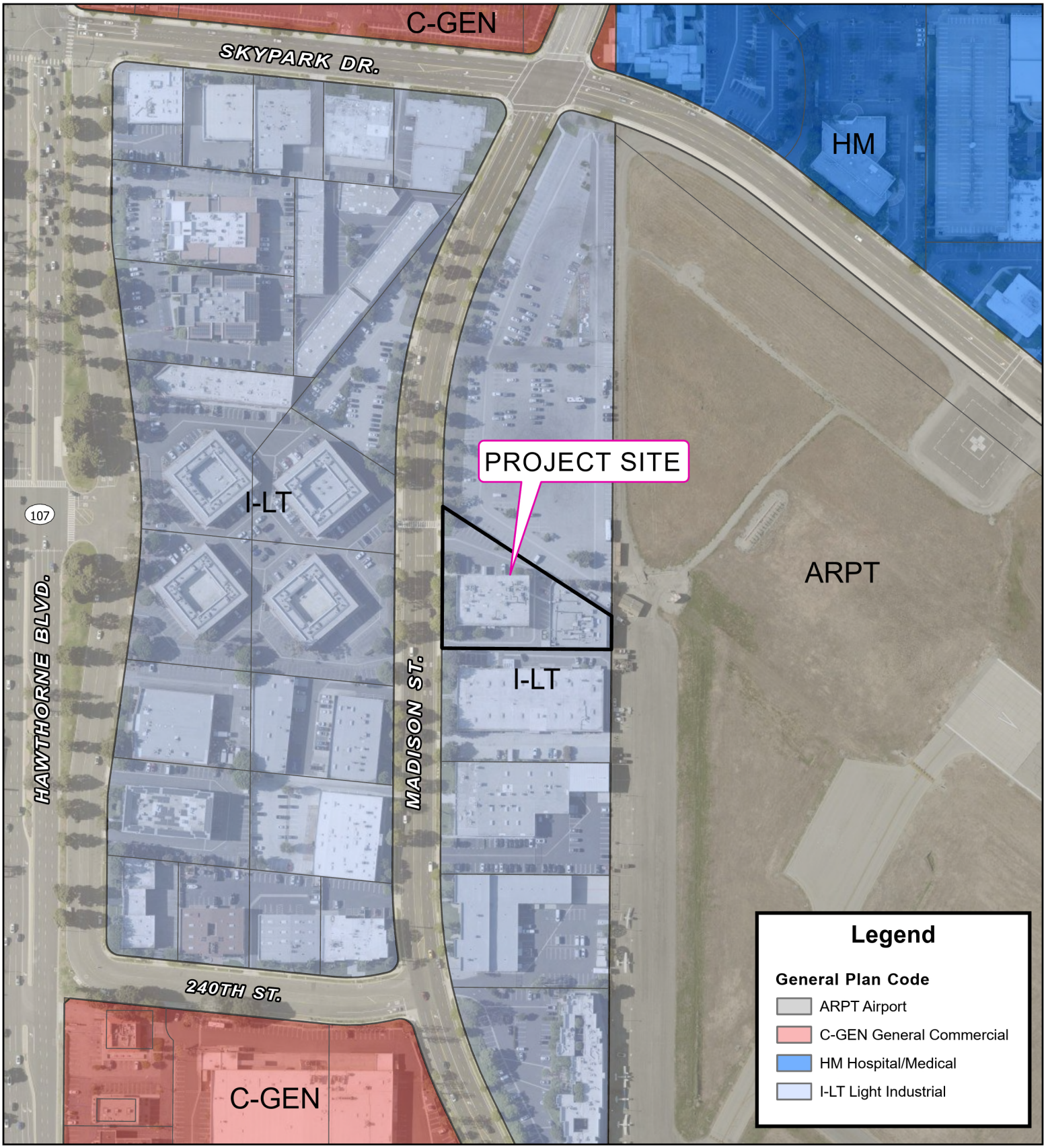
23840 MADISON ST

APN #: 7377-010-001

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\23840 Madison Street\23840 Madison Street.aprx



GENERAL PLAN MAP

CUP26-00008

23840 MADISON ST

APN #: 7377-010-001

N

0 100 200 US Feet

Path: G:\GIS projects\Planning Map\23840 Madison Street\23840 Madison Street.aprx

ITEM 6B
ATTACHMENT 3

CODE REQUIREMENTS

CODE REQUIREMENTS

The following is a partial list of Code requirements applicable to the proposed project. Not all Code requirements are provided, and the applicant is strongly advised to contact each individual department for further clarification. The Planning Commission may not waive or alter the Code requirements. They are provided for information purposes only.

BUILDING AND SAFETY

1. Comply with 2025 CBC, CMC, CEC, CPC, CGBE, & Energy.
2. Comply with accessibility requirements from CBC Chapter 11B, to be reviewed under Building Permit Plan Check.
3. Per CBC 903.2.1.3, an automatic sprinkler system shall be provided throughout Group A-3 occupancies where one of the following conditions exists:
   1. The fire area exceeds 12,000 square feet.
   2. The fire area has an occupant load of 300 or more.
   3. The fire area is located on a floor other than a level of exit discharge serving such occupancies. Fire sprinkler system must be approved by the Fire Prevention Division and will require a separate permit.
4. Plumbing fixture count analysis shall use occupant load factor from CPC Table 4-1 based on the Function of Space. Provide applicable proportion of accessible plumbing fixtures per CBC Chapter 11B.

ENGINEERING

1. A Construction and Excavation Permit (C&E Permit) is required from the Community Development Department, Engineering Services Division, for any work in the public right-of-way on Madison Street (City Code Sec. 74.6.2).
2. Replace a portion of the broken, settled, and cracked sidewalk near the existing storm drain curb inlet on Madison Street per City of Torrance standards.

ENVIRONMENTAL

1. No freestanding or A-frame signs; signs attached to light or utility poles and trees; inflatable signs; air assisted signs; temporary/portable signs attached/mounted to the roof of the building; persons holding signs or twirlers; electronically moveable signs; electronically changing signs; bow/flag/feather banners; or any other temporary/portable signage that violates Torrance Municipal Code (TMC) requirements for prohibited signs (TMC 911.6.100). Permits for banners must be obtained before use. Directional signs and parking signage are allowable (TMC 911.7.010).
2. Screen all roof equipment from public view per TMC 92.30.2.

ITEM 6B
ATTACHMENT 4

PROJECT NARRATIVE

ITEM 6B
ATTACHMENT 4

Coastline Business Operation Plan

Coastline Covenant Church was planted in 2020, and is a member of the Evangelical Covenant Church denomination. We have recently entered into a signed purchase agreement for the property located at 23840-23870 Madison Street in Torrance to serve as our permanent home for church ministry. The building at 23840 Madison would be developed as a church, creating a space to serve as our worship center, and transforming existing office space into Children's Ministry space.

Campus use would begin at 9:00 am and would conclude by 1:00 pm every Sunday. Additional smaller ministry would occur in the evenings throughout the week. This would include our youth ministry which meets Tuesday evenings from 6:30 pm- 8:00 pm. We have a Children's ministry education event on Thursday evenings which meets from 6:30 pm- 8:00 pm. Each of these midweek events would be under 50 people. There are no adult bible studies currently, or planned for the future.

There are seasonal events which happen annually. Vacation Bible School is a one week children's camp which would meet in the morning in July, with 50 children attending. Ash Wednesday and Good Friday are mid-week services with 100 people in attendance. On Christmas Eve we host two services, with up to 300 people in attendance for each service. Weddings and memorials occur infrequently, with up to 200 people in attendance.

Coastline does not have a pre-school or day care program, nor do we have any plan to start one. This building will not be leased to another church, ministry, or non-profit, or business.

The Madison Street property will be lightly used during normal business hours. Coastline Covenant Church has six full time employees, and three part time employees. Our offices are open Monday- Thursday, 9am- 5pm.

ITEM 6B
ATTACHMENT 5

PROJECT PLANS

ITEM 6B
ATTACHMENT 5

LAND USE & INTENSITY ANALYSIS

THOUGH THIS SUBMITTAL PROPOSES A CHANGE TO CHURCH USE (A OCCUPANCY), THE FOLLOWING PROGRAM CALCULATIONS SHOW THAT THERE WILL BE APPROXIMATELY 57% FEWER PEOPLE ON SITE DURING A TYPICAL WEEK THEREBY CREATING A SAFER ENVIRONMENT. THIS DOESN'T CONSIDER THAT THE BUSIEST TIME FOR THE CHURCH IS SUNDAY MORNING WHICH IS TYPICALLY THE SLOWEST TIME FOR THE AIRPORT.

EXISTING USE

THE EXISTING BUILD OUT IS FOR 17,407 SF OF OFFICE USE (B OCCUPANCY).
ACCORDING TO CBC, THE OCCUPANT LOAD FACTOR IS 1 OCC PER 150 SF
17,407/150 = 116 OCCUPANTS WHEN FULL FOR A TYPICAL 40 HOUR WORK WEEK
116 OCC (40) = WEEKLY TOTAL = **4,640 OCCUPANT HOURS**

PROPOSED CHURCH USE

MONDAY – CLOSED
TUESDAY THROUGH FRIDAY STAFF USE = 10 (32 HOURS) = 320 OCCUPANT HOURS
WEDNESDAY EVENING BIBLE STUDY = 150 MAX (2 HOURS) = 300 OCCUPANT HOURS
SATURDAY – CLOSED
SUNDAY MORNING = 240 SEATS WHEN FULL (4 HOURS) = 960 OCCUPANT HOURS
CHILDREN / EDUCATION USE = 100 WHEN FULL (4 HOURS) = 400 OCCUPANT HOURS
WEEKLY TOTAL = **1,980 OCCUPANT HOURS**

EXISTING BUILDING CODE ANALYSIS (23840 MADISON)

CONSTRUCTION TYPE: III-B, NON-SPRINKLERED
YEAR BUILT: 1976
OCCUPANCY CLASSIFICATION: A3, B, S1 - NON-SEPARATED

	ALLOWABLE	ACTUAL
HEIGHT PER 2025 CBC TABLE 504.3 **USE A OCCUPANCY, MOST RESTRICTIVE*	55'-0" *	+/- 23'-0" (E)
STORIES PER 2025 CBC TABLE 504.4 **USE A OCCUPANCY, MOST RESTRICTIVE*	2 *	2
AREA *PER 2025 CBC TABLE 506.2* ***USE A OCCUPANCY, MOST RESTRICTIVE; APPLYING FRONTAGE INCREASE* *Aa = At + (NS X If) = 9,500 + (9,500 X 0.63)*	15,484 SF** 15,484 SF** 30,969 SF	10,236 SF 5,882 SF 16,118 SF

SEE A.5 FOR COMPLETE BUILDING CODE & EGRESS ANALYSIS

FLOOR AREA RATIO ANALYSIS

LOT AREA =	46,412 SF
GROSS BUILDING AREA (23870 MADISON) =	10,584 SF
EXISTING GROSS BUILDING AREA (23840 MADISON) =	20,309 SF
EXISTING F.A.R. =	**0.67**
NET GROSS BUILDING AREA CHANGE = + 195 + 236 - 4,622=	*- 4,191 SF*
PROPOSED GROSS BUILDING AREA (23840 MADISON) =	16,118 SF
PROPOSED F.A.R. =	**0.58**
MUNICIPAL CODE REQUIRED F.A.R. FOR ZONE M 1 =	N/A

PARKING ANALYSIS (23840 - 23870 MADISON)

WEEKDAY

REQUIRED PARKING:

23840 MADISON (CHURCH OFFICE)
PER CITY OF TORRANCE MUNICIPAL CODE 93.2.6, THERE SHALL BE (3) PARKING SPACES FOR EACH 1,000 SF OFFICE AREA.

TOTAL OFFICE AREA = 2,297 SF / 1,000 SF X 3 — 9 SPACES

23870 MADISON (OFFICE / LIGHT MANUF. TENANT)
PER CITY OF TORRANCE MUNICIPAL CODE 93.2.33, THERE SHALL BE (1) PARKING SPACE FOR EACH 1,500 SF OF FLOOR AREA, PLUS (1) SPACE FOR EACH 250 SF OF OFFICE AREA

TOTAL WAREHOUSE AREA = 7,206 SF / 1500 = 5 SPACES
TOTAL OFFICE AREA = 1,181 SF / 250 = 5 SPACES

TOTAL REQUIRED: **19 SPACES TOTAL**

PROVIDED PARKING (EXISTING): 34 SPACES ON SITE
53 SPACES OFF SITE*
87 SPACES TOTAL

WEEKEND

REQUIRED PARKING:

23840 MADISON (CHURCH)
PER CITY OF TORRANCE MUNICIPAL CODE 93.2.7, THERE SHALL BE (1) PARKING SPACE FOR EACH 35 SF ASSEMBLY AREA NOT CONTAINING FIXED SEATS. THIS IS TO APPLY TO ONLY THE MAXIMUM AREA TO BE USED AT ANY ONE TIME.

MAX AREA TO BE USED AT ANY ONE TIME = AUDITORIUM
AUDITORIUM SEATING AREA + CRY ROOM (SEE A 3) = 2,745 SF / 35 = 79 SPACES

23870 MADISON (OFFICE / LIGHT MANUF. TENANT)
NONE - BUILDING NOT OCCUPIED ON WEEKENDS

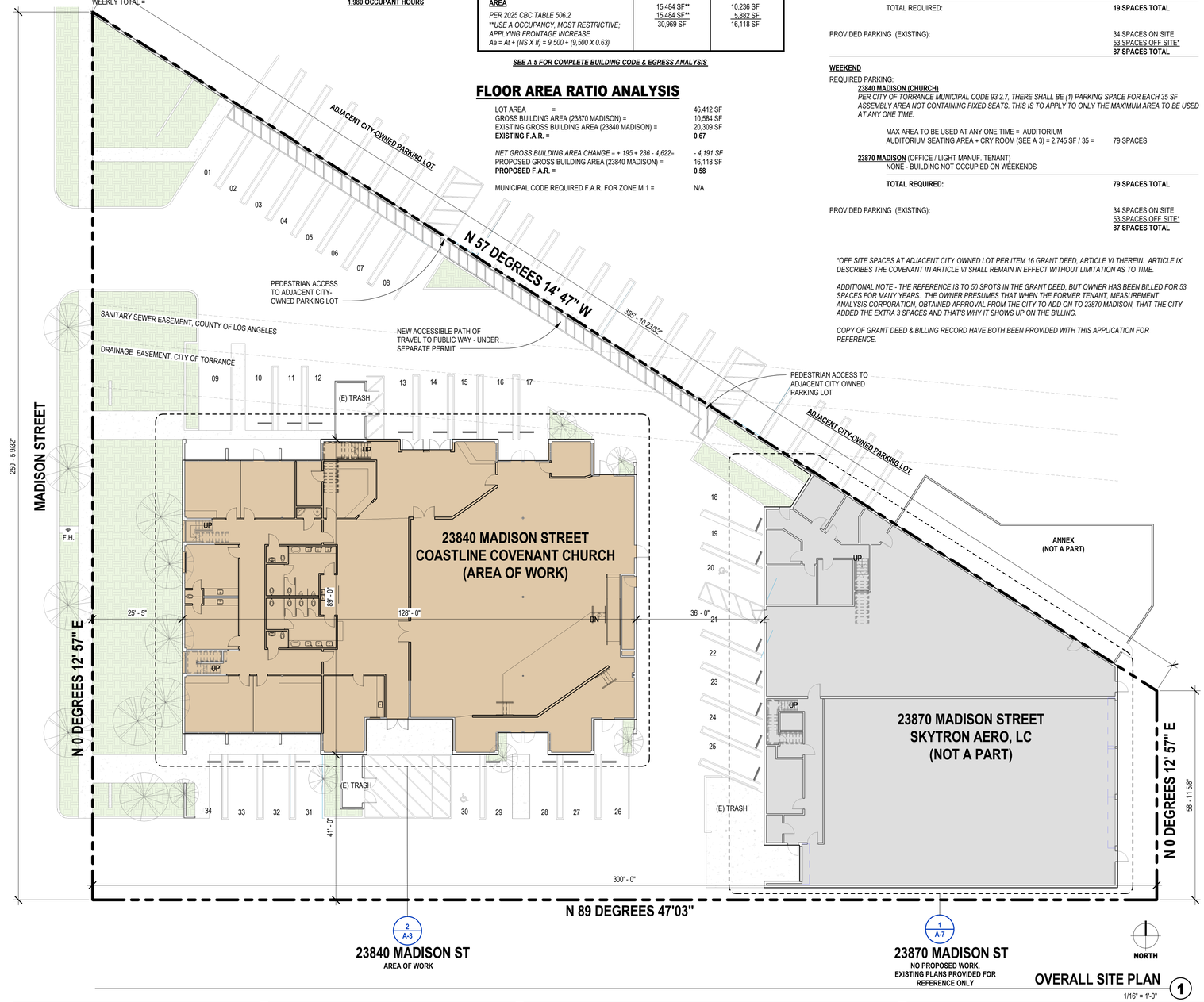
TOTAL REQUIRED: 79 SPACES TOTAL

PROVIDED PARKING (EXISTING): 34 SPACES ON SITE
53 SPACES OFF SITE*
87 SPACES TOTAL

**OFF SITE SPACES AT ADJACENT CITY OWNED LOT PER ITEM 16 GRANT DEED, ARTICLE VI THEREIN. ARTICLE IX DESCRIBES THE COVENANT IN ARTICLE VI SHALL REMAIN IN EFFECT WITHOUT LIMITATION AS TO TIME.*

ADDITIONAL NOTE - THE REFERENCE IS TO 50 SPOTS IN THE GRANT DEED, BUT OWNER HAS BEEN BILLED FOR 53 SPACES FOR MANY YEARS. THE OWNER PRESUMES THAT WHEN THE FORMER TENANT, MEASUREMENT ANALYSIS CORPORATION, OBTAINED APPROVAL FROM THE CITY TO ADD ON TO 23870 MADISON, THAT THE CITY ADDED THE EXTRA 3 SPACES AND THAT'S WHY IT SHOWS UP ON THE BILLING.

COPY OF GRANT DEED & BILLING RECORD HAVE BOTH BEEN PROVIDED WITH THIS APPLICATION FOR REFERENCE.



2 / A-3
23840 MADISON ST
AREA OF WORK

1 / A-7
23870 MADISON ST
NO PROPOSED WORK, EXISTING PLANS PROVIDED FOR REFERENCE ONLY

NORTH

OVERALL SITE PLAN 1
1/16" = 1'-0"

PROJECT DIRECTORY

CURRENT OWNER:
JERRY DONAHUE
P.O. BOX #846
PALOS VERDES ESTATES, CA 90274
TEL.: 310.375.6536
EMAIL: DELAMOJD@GMAIL.COM

APPLICANT / FUTURE OWNER:
COASTLINE COVENANT CHURCH
301 AVENUE D, REDONDO BEACH, CA 90277
CONTACT: PASTOR SHAWN HURLEY
TEL.: 424-247-8822
EMAIL: SHURLEY@COASTLINE.FAMILY

ARCHITECT:
ELEMENTS ARCHITECTURE, INC.
6B LIBERTY, SUITE 100
ALISO VIEJO, CA 92656
CONTACT: SHELLEY MACDONALD, AIA
TEL.: (714) 917 - 7244
EMAIL: SMACDONALD@ELEMENTSARCH.COM

ZONING INFORMATION

ADDRESS	23840 MADISON STREET TORRANCE, CA 90505
PARCEL #	7377-010-001
ZONING	M-1 (LIGHT MANUFACTURING)
ZONING OVERLAY	H-MP
GENERAL PLAN DESIGNATION	I-LT

TORRANCE AIRPORT LAND USE MAP

PARCEL MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
ARCHITECTURAL	
A-1	COVER SHEET & SITE PLAN
A-2	EXISTING PHOTOS
A-3	23840 MADISON - DEMOLITION & PROPOSED GROUND FLOOR PLANS
A-4	23840 MADISON - DEMOLITION & PROPOSED SECOND FLOOR PLANS
A-5	23840 MADISON - CODE ANALYSIS AND EGRESS PLANS
A-6	23840 MADISON - EXTERIOR ELEVATIONS
A-7	23870 MADISON - EXISTING FLOOR PLANS (FOR REFERENCE ONLY)

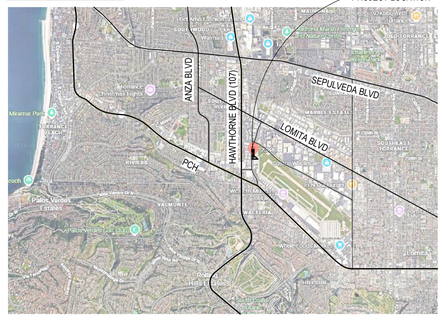
SCOPE OF WORK

TENANT IMPROVEMENT OF EXISTING OFFICE & WAREHOUSE SPACE, FOR COASTLINE COVENANT CHURCH, INCLUDING:

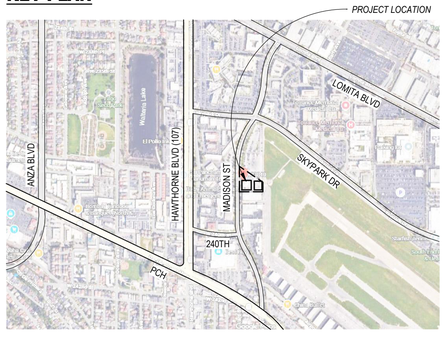
- NEW EXTERIOR DOORS & INFILL AT EXISTING AREAS OF ROOF/FLOOR OVERHANG
  - +195 SF @ GROUND FLOOR
  - +236 SF @ SECOND FLOOR
- REMOVAL OF PORTION OF SECOND FLOOR
  - -4,822 SF
- DEMOLITION & CONSTRUCTION OF NEW NON-LOAD-BEARING PARTITIONS, CEILINGS, LIGHTING & PLUMBING FIXTURES THROUGHOUT

NOTE - NO SITEWORK PROPOSED; SITE PLAN SHOWN FOR REFERENCE ONLY

VICINITY MAP



KEY PLAN



ARCHITECT:
ELEMENTS ARCHITECTURE
M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:
Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:
COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:
COASTLINE COVENANT CHURCH
23840 MADISON STREET, TORRANCE, CA 90505

COVER SHEET & SITE PLAN
A-1

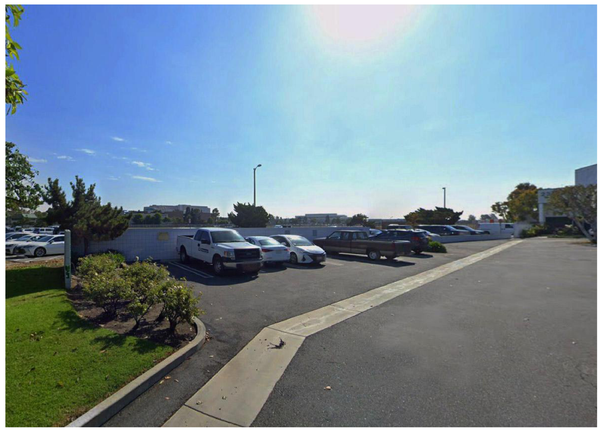
CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026



A - NORTHWEST FACADE / PEDESTRIAN ENTRY



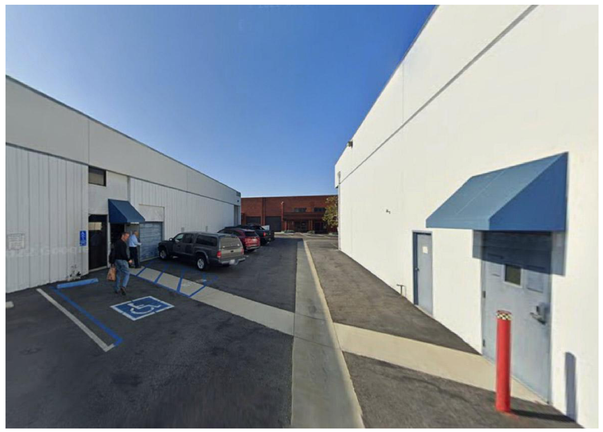
B - NORTH DRIVEWAY



C - PARKING & SITEWALL



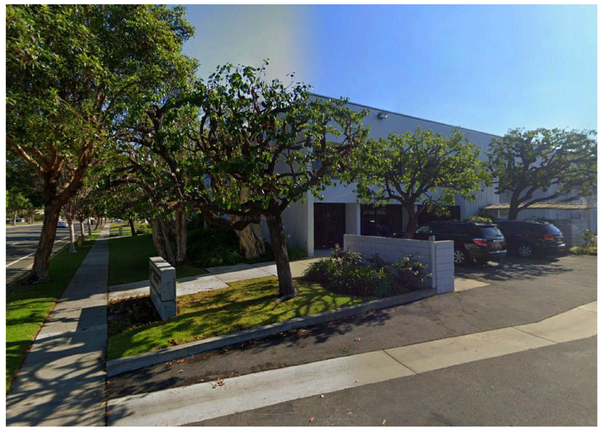
D - NORTH FACADE



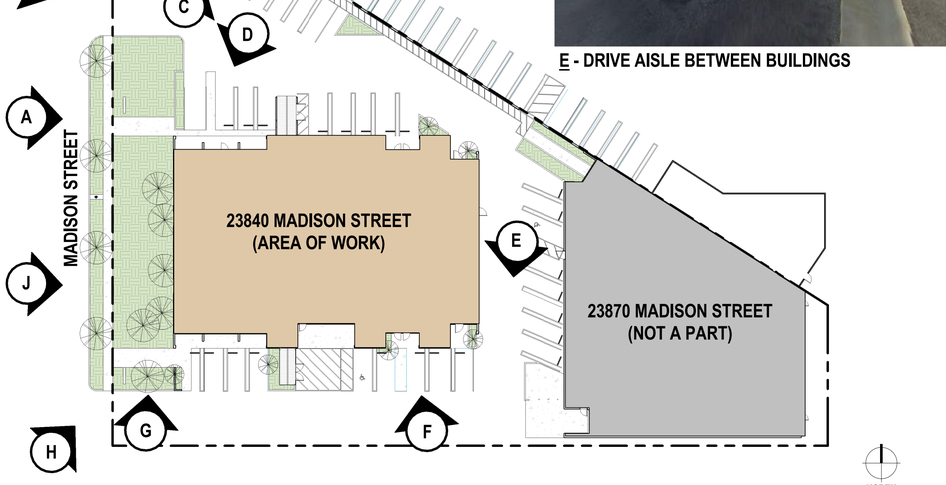
E - DRIVE AISLE BETWEEN BUILDINGS



F - SOUTH FACADE

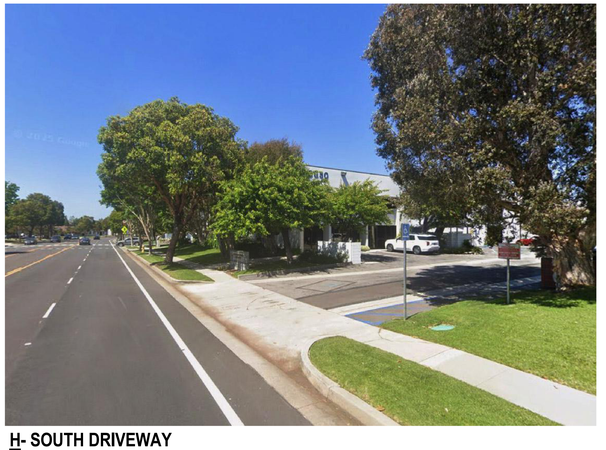


G - SOUTHWEST FACADE / PEDESTRIAN ENTRY



KEY SITE PLAN 1

1" = 30'-0"



H- SOUTH DRIVEWAY



J - VIEW OF BUILDING ALONG MADISON

ARCHITECT:

ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect
68 Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:

Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:

COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:

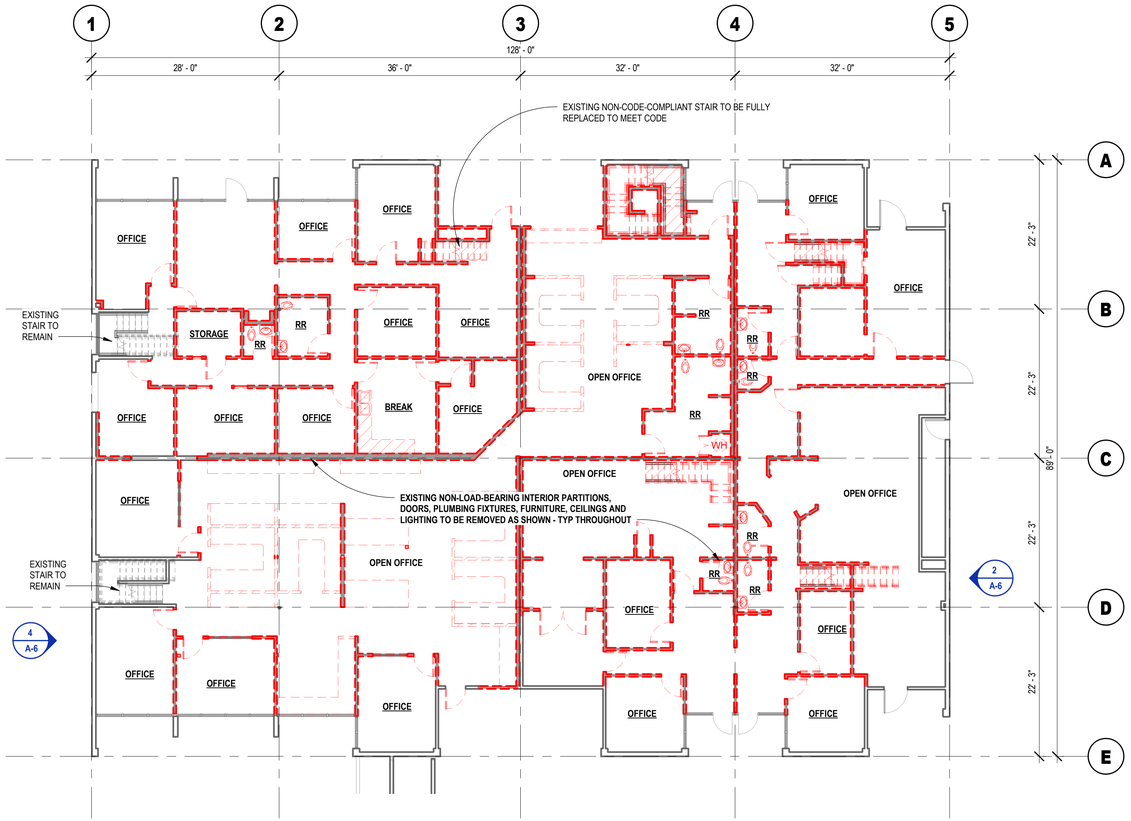
COASTLINE COVENANT CHURCH

23840 MADISON STREET, TORRANCE, CA 90505

EXISTING PHOTOS

A-2

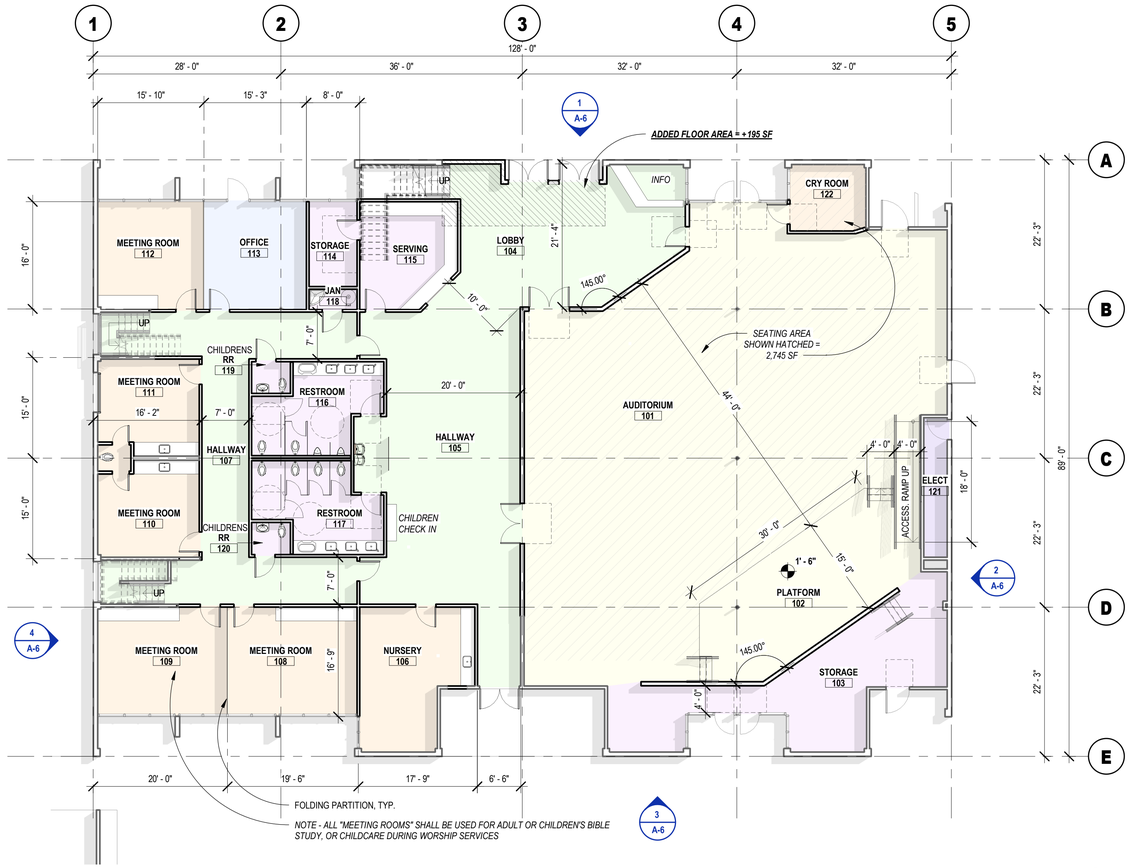
CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026



NORTH

DEMOLITION GROUND FLOOR PLAN 1

3/32" = 1'-0"



NORTH

PROPOSED GROUND FLOOR PLAN 2

3/32" = 1'-0"

ARCHITECT:

ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:

Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:

COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:

COASTLINE COVENANT CHURCH

23840 MADISON STREET, TORRANCE, CA 90505

23840 MADISON - DEMOLITION & PROPOSED GROUND FLOOR PLANS

A-3

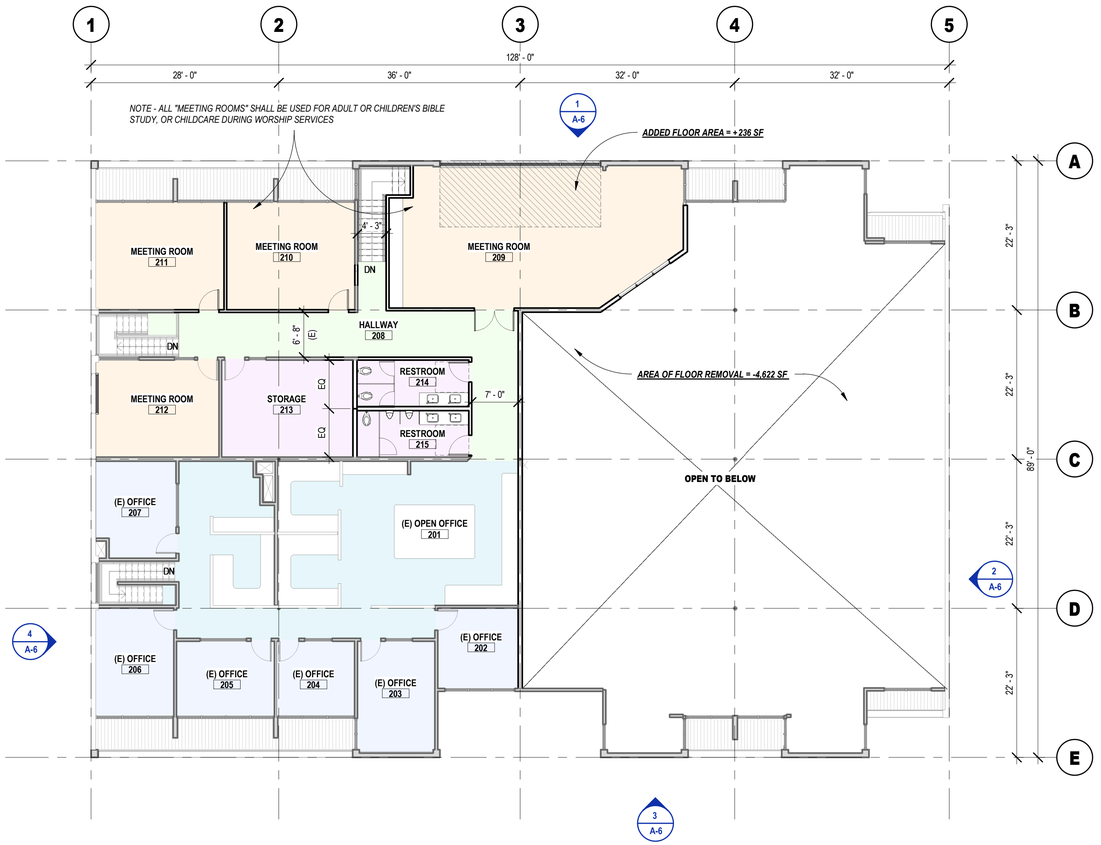
CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026



NORTH

DEMOLITION SECOND FLOOR PLAN 1

3/32" = 1'-0"



NORTH

PROPOSED SECOND FLOOR PLAN 2

3/32" = 1'-0"

ARCHITECT:

ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:

Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:

COASTLINE COVENANT CHURCH

Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:

COASTLINE COVENANT CHURCH

23840 MADISON STREET, TORRANCE, CA 90505

23840 MADISON - DEMOLITION & PROPOSED SECOND FLOOR PLANS

A-4

CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026

OCCUPANT LOAD & EGRESS SCHEDULE - SECOND FLOOR

ROOM				OCCUPANT LOAD (PER TABLE 1004.5)			EXITING			
NO.	NAME	SQ. FT.	OCCUPANCY	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	NO. OF OCCUPANTS	ONE EXIT - MAX OCCUPANT LOAD PER OCCUPANCY	MIN. NO. OF EXITS	MINIMUM EXITING DOOR WIDTH (IN INCHES)	PROVIDED EXITING DOOR WIDTH (IN INCHES)
201	(E) OPEN OFFICE	1,301 SF	B	Offices	100	13.0	29	1	2.6	120
202	(E) OFFICE	147 SF	B	Offices	100	1.5	29	1	0.3	36
203	(E) OFFICE	194 SF	B	Offices	100	1.9	29	1	0.4	36
204	(E) OFFICE	132 SF	B	Offices	100	1.3	29	1	0.3	36
205	(E) OFFICE	167 SF	B	Offices	100	1.7	29	1	0.3	36
206	(E) OFFICE	189 SF	B	Offices	100	1.9	29	1	0.4	36
207	(E) OFFICE	169 SF	B	Offices	100	1.7	29	1	0.3	36
208	HALLWAY	646 SF		Circulation Serving A3 (none)						
209	MEETING ROOM	867 SF	A3	Classrooms	20	43.3	49	1	8.7	72
210	MEETING ROOM	310 SF	A3	Classrooms	20	15.5	49	1	3.1	36
211	MEETING ROOM	309 SF	A3	Classrooms	20	15.4	49	1	3.1	36
212	MEETING ROOM	266 SF	A3	Classrooms	20	13.3	49	1	2.7	36
213	STORAGE	285 SF	S1	Storage and Stock Rooms	300	0.9	49	1	0.2	36
214	RESTROOM	116 SF	-	(none)						
215	RESTROOM	116 SF	-	(none)						
		5,882 SF (GROSS)				111.5				

OCCUPANT LOAD & EGRESS SCHEDULE - GROUND FLOOR

ROOM				OCCUPANT LOAD (PER TABLE 1004.5)			EXITING			
NO.	NAME	SQ. FT.	OCCUPANCY	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	NO. OF OCCUPANTS	ONE EXIT - MAX OCCUPANT LOAD PER OCCUPANCY	MIN. NO. OF EXITS	MINIMUM EXITING DOOR WIDTH (IN INCHES)	PROVIDED EXITING DOOR WIDTH (IN INCHES)
101	AUDITORIUM	3,135 SF	A3	Assembly (Concentrated - Seating)	7	447.8	49	2	89.6	306
102	PLATFORM	589 SF	A3	Stages	15	39.3	49	1	7.9	306
103	STORAGE	557 SF	S1	Storage and Stock Rooms	300	1.9	49	1	0.4	114
104	LOBBY	644 SF	A3	Assembly (Concentrated - Standing)	5	128.8	49	2	25.8	144
105	HALLWAY	1,065 SF		Circulation Serving A3 (none)						
106	NURSERY	316 SF	A3	Classrooms	20	15.8	49	1	3.2	36
107	HALLWAY	728 SF		Circulation Serving A3 (none)						
108	MEETING ROOM	312 SF	A3	Classrooms	20	15.6	49	1	3.1	36
109	MEETING ROOM	313 SF	A3	Classrooms	20	15.6	49	1	3.1	36
110	MEETING ROOM	220 SF	A3	Classrooms	20	11.0	49	1	2.2	36
111	MEETING ROOM	218 SF	A3	Classrooms	20	10.9	49	1	2.2	36
112	MEETING ROOM	258 SF	A3	Classrooms	20	12.9	49	1	2.6	36
113	OFFICE	248 SF	B	Offices	100	2.5	29	1	0.5	36
114	STORAGE	92 SF	S1	Storage and Stock Rooms	300	0.3	49	1	0.1	36
115	SERVING	219 SF	A3	Kitchen - Commercial	200	1.1	29	1	0.2	36
116	RESTROOM	214 SF		(none)						
117	RESTROOM	219 SF		(none)						
118	JAN	21 SF		(none)						
119	RR	28 SF		(none)						
120	RR	28 SF		(none)						
121	ELECT	73 SF		(none)						
122	CRY ROOM	113 SF	A3	Classrooms	20	5.6	49	1	1.1	36
		10,236 SF (GROSS)				709.2				

EXISTING BUILDING CODE ANALYSIS (23840 MADISON)

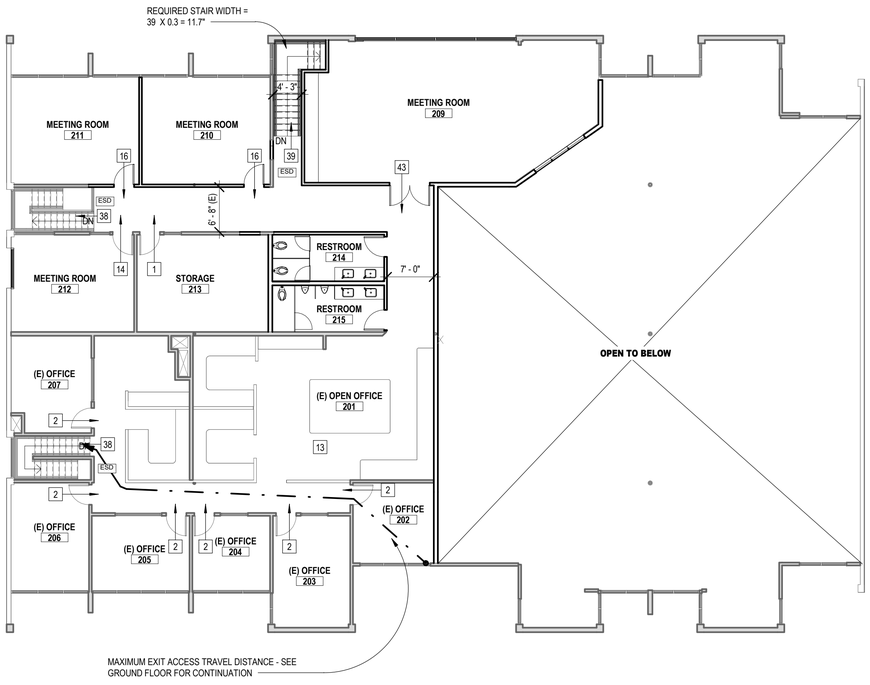
CONSTRUCTION TYPE: III-B, NON-SPRINKLERED
YEAR BUILT: 1976
OCCUPANCY CLASSIFICATION: A3, B, S1 - NON-SEPARATED

	ALLOWABLE	ACTUAL
HEIGHT PER 2025 CBC TABLE 504.3 **USE A OCCUPANCY, MOST RESTRICTIVE*	55'-0" *	+/- 23'-0" (E)
STORIES PER 2025 CBC TABLE 504.4 **USE A OCCUPANCY, MOST RESTRICTIVE*	2 *	2
AREA *PER 2025 CBC TABLE 506.2* ***USE A OCCUPANCY, MOST RESTRICTIVE; APPLYING FRONTAGE INCREASE* *Aa = At + (NS X If) = 9,500 + (9,500 X 0.63)*	15,484 SF** 15,484 SF** 30,969 SF	10,236 SF 5,882 SF 16,118 SF

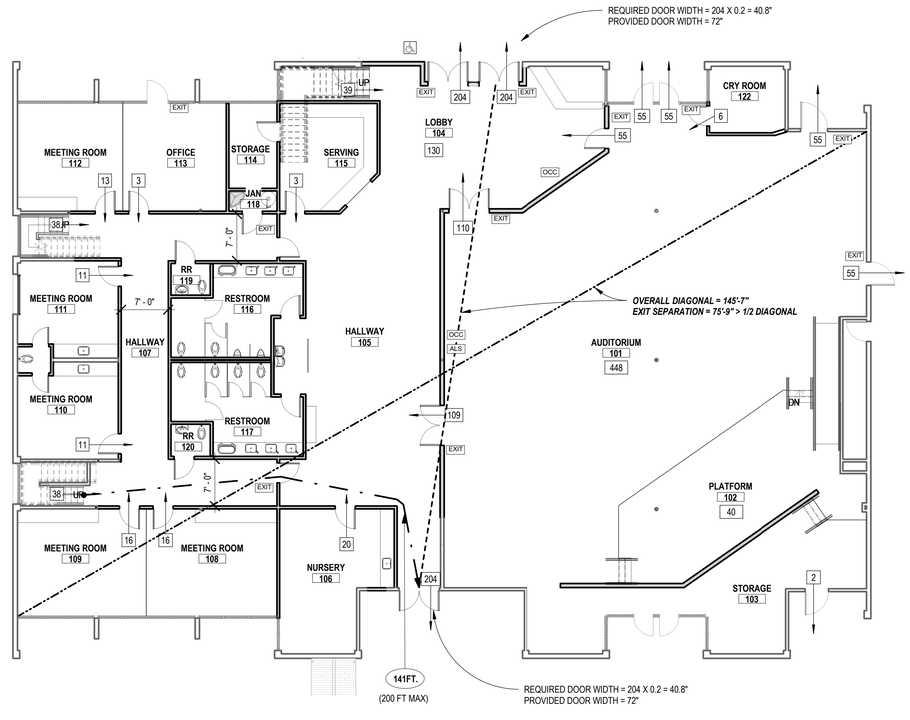
PLUMBING CODE ANALYSIS

TOTAL NUMBER OF OCCUPANTS = 821 = 411 MEN + 411 WOMEN

	REQUIRED (2025 CPC TABLE 422.1, A3)		PROVIDED	
	MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	3	9	3	9
LAVATORIES	3	5	4	7
URINALS	4		4	
DRINKING FOUNTAIN	2 (HI-LO)		2 (HI-LO)	



SECOND FLOOR EGRESS PLAN 2
3/32" = 1'-0"



GROUND FLOOR EGRESS PLAN 1
3/32" = 1'-0"

EGRESS PLAN LEGEND

- INTERNATIONAL SYMBOL OF ACCESSIBILITY AT BUILDING ENTRANCE
- EXIT — TACTILE EXIT / EXIT ROUTE SIGN
- ESD — TACTILE EXIT STAIR DOWN SIGN
- OCC — MAX OCCUPANCY SIGN
- ALS — ASSISTIVE LISTENING SYSTEM SIGN
- 10 — NUMBER OF OCCUPANTS EXITING SPACE
- PATH OF EGRESS
- 49.5FT. — MAX EXIT ACCESS TRAVEL DISTANCE
- FE — WALL-MOUNTED FIRE-EXTINGUISHER, RATED 2-A/10B/C

ARCHITECT:
ELEMENTS ARCHITECTURE
M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:
Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

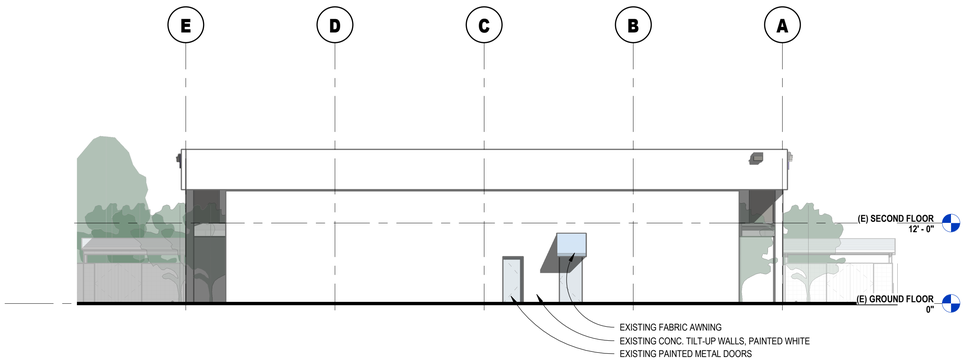
TENANT / APPLICANT:
COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:
COASTLINE COVENANT CHURCH
23840 MADISON STREET, TORRANCE, CA 90505

23840 MADISON - CODE ANALYSIS AND EGRESS PLANS

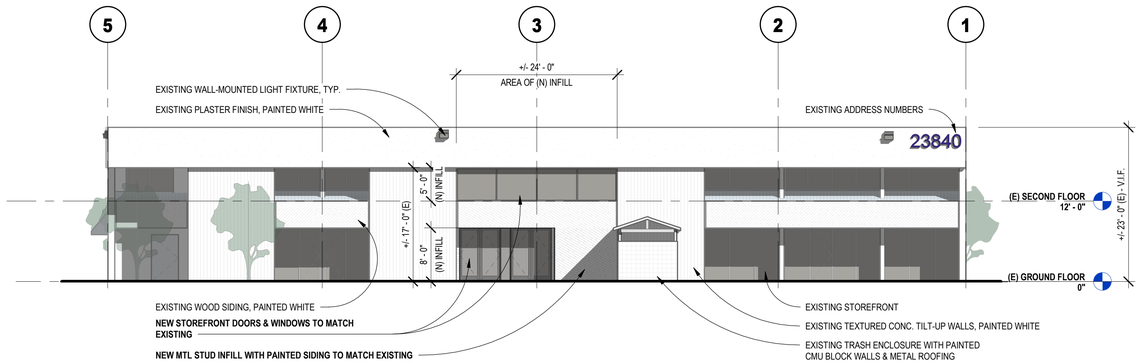
A-5

CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026



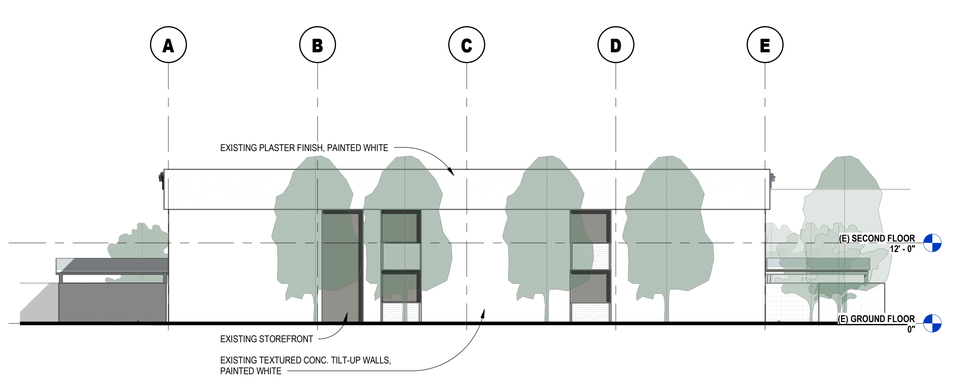
EAST ELEVATION 2

3/32" = 1'-0"



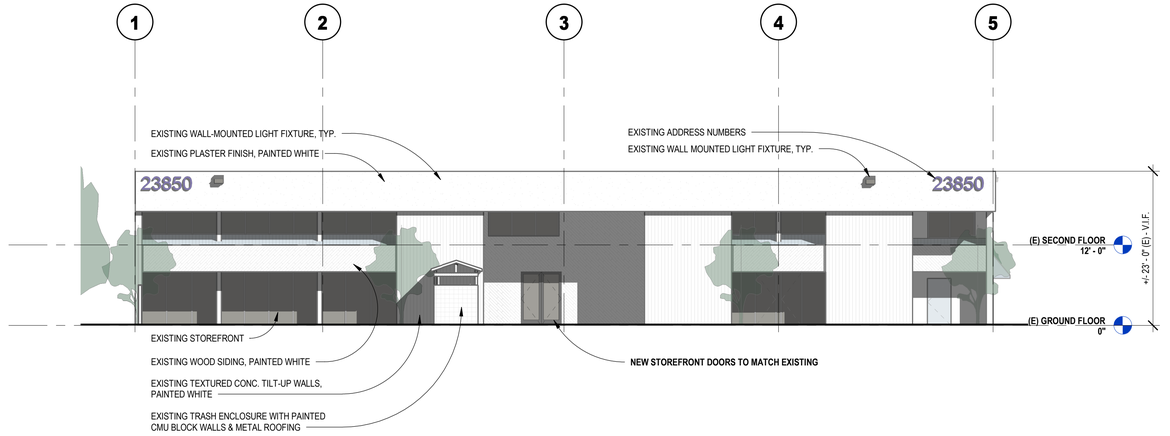
NORTH ELEVATION 1

3/32" = 1'-0"



WEST ELEVATION 4

3/32" = 1'-0"



SOUTH ELEVATION 3

3/32" = 1'-0"

ARCHITECT:

ELEMENTS ARCHITECTURE

M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:

Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:

COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:

COASTLINE COVENANT CHURCH

23840 MADISON STREET, TORRANCE, CA 90505

23840 MADISON - EXTERIOR ELEVATIONS

A-6

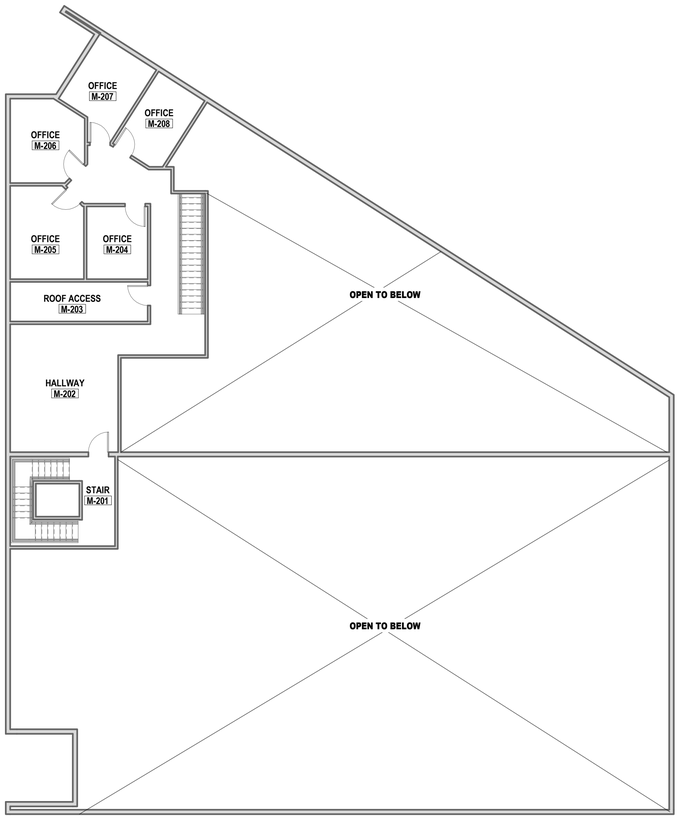
CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026

NOTE: NO PROPOSED SCOPE OF WORK, THESE PLANS ARE SHOWN FOR REFERENCE ONLY. EXISTING BUILDING WILL NOT BE OCCUPIED BY COASTLINE COVENANT CHURCH. EXISTING BUILDING IS OCCUPIED BY OFFICE / LIGHT MANUFACTURING TENANT, SKYTRON AERO, LC.

23870 MADISON - TOTAL AREAS

ROOM		
NO.	NAME	SQ. FT.
M-101	HALLWAY	325 SF
M-102	RR	35 SF
M-103	ELECTRICAL	169 SF
M-104	RR	50 SF
M-105	WAREHOUSE	4,400 SF
M-106	WAREHOUSE	2,806 SF
M-107	HALLWAY	221 SF
M-108	OFFICE	127 SF
M-109	OFFICE	156 SF
M-110	OFFICE	86 SF
M-111	OFFICE	120 SF
M-112	OFFICE	89 SF
M-113	RR	60 SF
M-201	STAIR	167 SF
M-202	HALLWAY	618 SF
M-203	ROOF ACCESS	121 SF
M-204	OFFICE	99 SF
M-205	OFFICE	148 SF
M-206	OFFICE	129 SF
M-207	OFFICE	124 SF
M-208	OFFICE	103 SF
21		10,584 SF (GROSS)

TOTAL OFFICE AREA = 1,181 SF
TOTAL WAREHOUSE AREA = 7,206 SF



NORTH

23870 MADISON EXISTING SECOND FLOOR PLAN (2)
3/32" = 1'-0"



NORTH

23870 MADISON EXISTING GROUND FLOOR PLAN (1)
3/32" = 1'-0"

23870 MADISON - EXISTING FLOOR PLANS (FOR REFERENCE ONLY)

ARCHITECT:
ELEMENTS ARCHITECTURE
M. Steven Camp, Principal Architect
6B Liberty #100, Aliso Viejo, CA 92656
Tel. 949.488.0865, Fax. 949.488.0864
www.elementsarch.com
stevec@elementsarch.com

PROPERTY OWNER:
Jerry Donahue
P.O. Box #846, Palos Verdes Estates, CA 90274
Tel. 310.375.6536
delamojd@gmail.com

TENANT / APPLICANT:
COASTLINE COVENANT CHURCH
Shawn Hurley
301 Avenue D, Redondo Beach, CA 90277
Tel. 424-247-8822
shurley@coastline.family

PROJECT / LOCATION:
COASTLINE COVENANT CHURCH
23840 MADISON STREET, TORRANCE, CA 90505

A-7

CONDITIONAL USE PERMIT APPLICATION - 22 JULY 2026

AGENDA ITEM NO. 6C

DATE: August 19, 2026

TO: Planning Commission

FROM: Leo Oorts, Senior Planner | LOorts@TorranceCA.gov

SUBJECT: Environmental Assessment (EAS21-00001); Conditional Use Permit (CUP21-00016); Tentative Parcel Map (DIV21-00007); and Waiver (WAV21-00006)

Consideration of Environmental Assessment (EAS21-00001) for certification of a Final Environmental Impact Report (Final EIR), and approval of Conditional Use Permit (CUP21-00016) to allow development of a new industrial warehouse and logistics facility, Tentative Parcel Map No. 083169 (DIV21-00007) to merge three parcels into one parcel, and Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height, on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue in the Heavy Manufacturing District (M-2) (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project.

RECOMMENDATION

Recommendation of the Community Development Director that Planning Commission:

1. Conduct a public hearing; and
2. Certify the Final EIR (EAS21-00001), adopt the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program, and approve CUP21-00016, DIV21-00007, and WAV21-00006; and
3. Adopt **RESOLUTION** Nos. 2026-032, 2026-033, 2026-034 and 2026-035.

EXECUTIVE SUMMARY

The project applicant, Prologis, L.P. (Prologis), requests Planning Commission approval of the Prologis Del Amo and Prairie Center Project, a new industrial warehouse and logistics facility.

The project site encompasses approximately 31.3 acres and consists of three parcels that are currently vacant. The triangular-shaped site is bounded by Del Amo Boulevard to the south, Prairie Avenue/Madrona Avenue to the west, and the Union Pacific Railroad right-of-way to the north. Historically, the site functioned as an ancillary disposal area associated with nearby refinery operations.

The project includes construction of a concrete tilt-up industrial building containing approximately 403,033 square feet of floor area, including 388,033 square feet of warehouse space and 15,000 square feet of office space. The facility is designed to accommodate warehousing, logistics, high-cube fulfillment, and related industrial uses and includes open warehouse areas, loading docks, high-clearance ceilings, and office mezzanines. Up to 10% of the building floor area may be utilized for cold storage operations.

The building is positioned diagonally across the site to provide substantial setbacks and landscaping along each street frontage. Primary building entrances are oriented toward adjacent public streets, while truck courts and loading dock areas are located internally and screened from public view. The building would reach a maximum height of 51 feet 6 inches and incorporates contemporary architectural features, including articulated building elevations, glass entryways, metal and faux-wood siding, and painted accent panels.

Site access would be provided by driveways along Prairie Avenue and Del Amo Boulevard, and at the intersection with Maple Avenue, together with pedestrian pathways along each street frontage. The project includes onsite circulation designed to accommodate industrial operations and would provide 56 loading dock positions, 477 automobile parking spaces, 316 trailer parking spaces, and electric vehicle charging infrastructure.

Construction would occur in a single phase over an approximately 35-month period and would include site remediation, grading, building construction, paving, architectural coatings, and associated utility and roadway improvements.

The project requires discretionary approval of the following entitlements:

- Conditional Use Permit (CUP21-00016) to allow development of an industrial warehouse and logistics facility exceeding 15,000 square feet in floor area, exceeding 45 feet in height, and designed for uses generating 100 or more employees;
- Tentative Parcel Map No. 083169 (DIV21-00007) to merge three existing parcels into one parcel; and
- Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height.

Staff has reviewed the project and determined that it complies with the objective development standards of the M-2 zone and is consistent with the Heavy Industrial (I-HVY) General Plan land use designation. The potential environmental impacts associated with the project were evaluated through preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The EIR determined that all potential environmental impacts associated with the project would be less than significant or reduced to a less-than-significant level through implementation of mitigation measures. Based on the analysis and findings contained therein, staff recommends certification of the Final EIR and approval of the project. The balance of this report provides an overview of the project.

Project plans and supporting documents are attached to this staff report and are available for public review on the City webpage at bit.ly/Prologis-Del-Amo-and-Prairie-Center-Project.

DISCUSSION

General Plan Land Use Designation

The project site is designated I-HVY by the General Plan. The I-HVY designation is intended to accommodate a broad range of industrial activities, including manufacturing, warehousing, distribution, logistics, transportation-related uses, and other industrial operations that typically require larger sites and separation from sensitive land uses. The General Plan establishes a maximum Floor Area Ratio (FAR) of 0.60 for properties designated I-HVY.

The proposed project is consistent with the I-HVY land use designation as it would develop the site with a modern industrial facility within an established industrial area. The project includes approximately 403,033 square feet of building floor area on a 31.3-acre site, resulting in an FAR of approximately 0.29. This development intensity is substantially below the maximum FAR of

0.60 permitted under the General Plan. Furthermore, the proposed warehouse, office, and associated site improvements are consistent with the industrial uses anticipated and encouraged by the I-HVY designation. The project would facilitate the productive reuse of a vacant industrially designated site and contribute to the City's inventory of modern industrial facilities, consistent with the long-term land use objectives of the General Plan. Therefore, staff finds that the project is consistent with the General Plan land use designation and development intensity standards.

Zoning Designation and Adjacent Land Uses

The project site has a zoning designation of M-2, which is intended to accommodate a broad range of industrial land uses, including warehousing, manufacturing, logistics, transportation-related uses, and other industrial operations. Professional offices, retail businesses, and service businesses may also be permitted subject to approval of a CUP. The development standards of the M-2 zone are designed to accommodate larger-scale development and a diverse range of industrial activities and are therefore generally less restrictive than those applicable to residential and commercial zoning districts.

The project site is situated within an industrial area and is surrounded primarily by industrially zoned properties. To the north and east, across the railroad right-of-way, is an oil refinery. To the south are industrial buildings and a vacant parcel. To the west, across Prairie Avenue, are professional office buildings, a hotel, and a self-storage facility. A townhome development is located southwest of the project site.

The zoning designations of surrounding properties are as follows:

Direction	Zoning Designation	District
North	M-2	Heavy Manufacturing District
South	M-2	Heavy Manufacturing District
East	M-2	Heavy Manufacturing District
West	M-2	Heavy Manufacturing District

Although residential uses exist in the vicinity, including the townhome development located southwest of the site, the project is surrounded by properties zoned M-2 and is consistent with the industrial character envisioned for the area. The proposed industrial development is compatible with the existing and planned land use pattern and would further the intended purpose of the Heavy Manufacturing District.

Existing Site Conditions

The project site encompasses approximately 31.3 acres and consists of three parcels located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue. The site is triangular in shape and is bordered by a railroad right-of-way along its northern boundary. Currently vacant and undeveloped, the site has remained largely underutilized for many years and contains dirt access roads, non-native grasses and forbs, limited ornamental vegetation, and varying topographic conditions.

The site generally slopes from west to east and does not contain any permanent structures or active industrial operations. The surrounding area is characterized by industrial development, with regional access provided by Del Amo Boulevard, Prairie Avenue, Crenshaw Boulevard, Interstate 405, and State Route 107 (Hawthorne Boulevard). Due to its size, location along major arterial roadways, and proximity to the I-405 corridor, the site is a prominent industrial property within the City.

Historically, the site was utilized as an ancillary disposal area associated with nearby refinery operations. In addition, an equestrian facility operated on portions of the site from at least 1989 until its recent relocation. All structures and improvements associated with the former equestrian use have been removed from the site.

As discussed in the EIR, site remediation of soil and groundwater conditions would occur under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) and in accordance with applicable regulatory requirements prior to and during site development, as necessary.

Tentative Parcel Map No. 083169

The project includes Tentative Parcel Map No. 083169 (DIV21-00007), which proposes the merger of three existing parcels into a single parcel to facilitate the development of the proposed industrial building. Staff has reviewed the tentative parcel map and determined that its design and layout are consistent with the development standards of the M-2 zone and the goals and policies of the General Plan. Furthermore, the proposed subdivision complies with the applicable provisions of the TMC, including the Subdivision Map Ordinance, as well as the requirements of the California Subdivision Map Act.

Tentative Parcel Map Term

Tentative Parcel Map No. 083169 is subject to the two-year exercise period established by the California Subdivision Map Act and the TMC. Unlike the CUP and WAV, which include a three-year exercise period due to the anticipated duration of site remediation and pre-construction activities, the tentative parcel map retains the standard two-year term applicable to subdivision approvals.

Staff recognizes that the timing associated with environmental remediation, site preparation, and construction may extend beyond the initial two-year period. However, should additional time be required to record the final parcel map, the applicant may request a time extension, as is common for subdivision approvals. For these reasons, staff recommends retaining the standard two-year exercise period for the tentative parcel map.

Conditional Use Permit and Waiver Terms

Pursuant to TMC Section 95.1.9, a CUP expires and becomes null and void upon expiration of the time specified in the permit. If no time is specified, the permit expires if it is not exercised within one year after approval, unless extended in accordance with the TMC. The applicant has requested that CUP21-00016 remain valid for a period of three years following Planning Commission approval. Because WAV21-00006 is associated with the same development and site improvements authorized by the CUP, the WAV resolution includes the same three-year period.

Staff supports the requested three-year exercise period due to the unique characteristics of the project site and the anticipated duration of pre-construction activities. As discussed in the EIR, the project site requires environmental remediation under the oversight of the LARWQCB prior to and during development. The applicant has already obtained approval of the required remediation and site management plans and anticipates that implementation of those activities, together with site preparation, utility improvements, and permitting, will require additional time before building construction can commence. For these reasons, staff finds that a three-year exercise period for both CUP21-00016 and WAV21-00006 is appropriate given the complexity of the project, the anticipated construction schedule, and the authority provided under the TMC.

Site Design

The proposed site design is consistent with contemporary industrial development patterns and is compatible with the surrounding industrial character of the area. The project would introduce a

modern industrial warehouse and logistics facility that serves as a transitional development between the refinery and heavy industrial uses located to the northeast and the business park, office, hotel, self-storage, and industrial uses located to the west and south.

The project features a concrete tilt-up industrial building positioned diagonally across the triangular site, creating substantial setbacks and landscaped areas along each street frontage. Primary building entrances are oriented toward adjacent public streets to enhance visibility and architectural presence, while truck courts, loading dock areas, trailer parking, and trash enclosures are located internally and screened from public view. This arrangement minimizes visual impacts from industrial operations and promotes an attractive streetscape along Del Amo Boulevard and Prairie Avenue.

Additional site design features include extensive landscaping and 14-foot-high screen walls that provide separation and buffering from adjacent properties and public rights-of-way. The project provides approximately 235,237 square feet of landscaped area, representing approximately 17% of the total site area, which substantially exceeds the minimum 5% landscaping requirement of the M-2 zone. Staff also notes that the M-2 zone does not establish minimum setback requirements; however, the project incorporates generous setbacks that exceed those typically found in industrial developments and contribute to enhanced site aesthetics and compatibility with surrounding development.

Based on the site layout, building orientation, landscaping, and screening features, staff finds that the proposed site design is compatible with surrounding land uses and consistent with the intent and development standards of the M-2 zone.

Building Height

The proposed building height is consistent with that of recent industrial developments in the area and is designed to accommodate modern industrial operations, including office mezzanines, vertical storage areas, and specialized equipment. The building would attain a maximum height of 51 feet 6 inches at the highest parapet and 48 feet at the lowest parapet. The variation in parapet heights, together with the substantial building setbacks, perimeter landscaping, and screening features, helps reduce the perceived mass and scale of the structure when viewed from adjacent public streets and surrounding properties. Accordingly, the proposed building height is considered appropriate for the intended industrial use and compatible with surrounding industrial development. Staff notes that the M-2 zone does not establish a maximum building height limit, however, CUP21-00016 is required because the building exceeds 45 feet in height.

Building Architecture

The proposed building architecture is comparable to recent industrial developments in the area and is consistent with applicable development standards related to design compatibility. The building incorporates architectural elements that enhance visual appeal, including façade articulation and varied rooflines that create visual interest and reduce perceived building mass. Exterior materials and finishes include glass entryways, metal and faux-wood siding, and painted accent panels, which contribute to a contemporary industrial design and provide variation in color, texture, and building appearance.

Landscaping

The proposed landscaping plan is designed to enhance the visual appearance of the project site, soften views of the industrial development from surrounding public rights-of-way, and provide a cohesive transition between the project and adjacent properties. The project includes approximately 235,237 square feet of landscaped area, representing approximately 17% of the total site area, which substantially exceeds the minimum 5% landscaping requirement applicable

to properties within the M-2 zone. Landscaping is concentrated along Del Amo Boulevard and Prairie Avenue and throughout the interior of the site, including parking areas, building setbacks, circulation areas, and perimeter screening areas. The landscape design incorporates a combination of trees, shrubs, groundcover, and accent planting intended to provide visual interest, shade, screening, and compatibility with surrounding development. Landscape improvements are strategically integrated throughout the site to enhance the pedestrian environment, reduce the visual prominence of parking, trailer storage, and operational areas, and break up expanses of pavement. Trees are distributed throughout the site to provide shade and establish a mature landscape character over time. The landscaping design works in conjunction with the proposed screen walls and building architecture to create an attractive streetscape and improve compatibility with nearby development. Staff finds that the proposed landscaping exceeds the minimum requirements of the TMC and makes a positive contribution to the visual character of the project and surrounding area.

Building Floor Plan

The proposed building floor plan is consistent with contemporary industrial development patterns and is designed to accommodate a range of industrial operations permitted within the M-2 zone. The building incorporates large open floor areas, loading dock positions, and office mezzanines that provide flexibility for warehousing, logistics, distribution, fulfillment, manufacturing support operations, and other related industrial uses.

The facility is designed to accommodate either a single tenant or multiple tenants, allowing for adaptability to changing market demands and future industrial users. The warehouse area is configured to support efficient storage, material handling, and operational activities while maintaining adequate space for employee and administrative functions.

The building contains approximately 388,033 square feet of warehouse floor area and 15,000 square feet of office floor area, for a total building area of 403,033 square feet. The facility includes 56 loading dock positions and may dedicate up to 10% of the total floor area to cold storage operations. Based on the 31.3-acre project site, the proposed development results in a FAR of approximately 0.29, which is substantially below the maximum FAR of 0.60 permitted by the I-HVY land use designation.

Staff notes that the ultimate tenant occupancy, interior floor plan configuration, and specific industrial operations are not known at this time and may vary among future users. The project has been evaluated based on a conservative operational scenario to ensure that environmental impacts associated with future tenant occupancy are adequately addressed. Any future tenant improvements or changes in use would be subject to applicable City review and permitting requirements. Nonetheless, the proposed building layout is appropriately designed to accommodate a variety of industrial uses consistent with the M-2 zone and the I-HVY land use designation.

Access, Circulation, and Parking

The proposed site design for access, circulation, and parking is consistent with modern industrial developments and provides a clear circulation system that accommodates passenger vehicles, trucks, pedestrians, and bicycles. The project site is bounded by Del Amo Boulevard and Prairie Avenue/Madrona Avenue, both designated major arterial roadways.

Access to the site would be provided through three driveways. Driveway one, located along Prairie Avenue, would serve truck and passenger vehicles and permit right-in/right-out turning movements only. Driveway two, located along Del Amo Boulevard, would serve passenger vehicles and permit right-in/right-out turning movements only. Driveway three, located at the intersection of Del Amo Boulevard and Maple Avenue, would serve both truck and passenger

vehicles and would include a dedicated right-turn pocket for westbound traffic on Del Amo Boulevard.

The project would maintain existing off-site circulation patterns and includes roadway modifications to accommodate the proposed right-turn pocket along Del Amo Boulevard. These improvements are intended to facilitate site access for trucks, emergency vehicles, and passenger vehicles. Existing sidewalks along each street frontage would be maintained, and new pedestrian pathways would connect public sidewalks to the building entrances. Access to the truck court and loading dock areas would be controlled through two gated entry points equipped with Knox padlocks in accordance with Torrance Fire Department requirements.

Alternative modes of transportation are accommodated through the provision of on-site bicycle parking and access to existing public transit stops located near the intersection of Del Amo Boulevard and Prairie Avenue/Madrona Avenue.

The project includes an internal circulation system designed to accommodate industrial operations and would provide 56 loading dock positions, 477 automobile parking spaces, 316 trailer parking spaces, and electric vehicle charging infrastructure. Parking requirements will ultimately be determined by the specific operational characteristics and floor plan configuration of the future tenant, including the proportion of warehouse, manufacturing, and office uses. Nonetheless, the proposed parking supply exceeds the anticipated operational needs of a modern warehouse and logistics facility and provides flexibility for a range of industrial tenants.

As discussed in the EIR, the project would not result in significant transportation impacts or conflict with the existing circulation network. Based on the traffic analysis prepared for the project, no additional off-site circulation improvements are required. For purposes of environmental review, the project was evaluated assuming approximately 255 employees. Staff notes that the proposed 477 automobile parking spaces substantially exceed the parking demand anticipated under this operational scenario.

Screen Walls, Retaining Walls, and Fences

The project includes a combination of screen walls, retaining walls, and security fencing designed to accommodate site grading, provide visual screening of operational areas, and enhance compatibility with surrounding development.

The project includes interior screen walls that measure up to approximately 14 feet in height and are designed to screen truck parking, loading, and operational areas from public view. The screen walls are strategically located within the interior of the site and function as an integrated component of the overall site design. The walls provide effective screening of trailer parking and truck-related activities from Del Amo Boulevard and Prairie Avenue while improving the visual appearance of the development and reducing the visibility of operational areas.

The project also includes retaining walls along the northerly property line adjacent to the Union Pacific Railroad right-of-way and along the southerly property line adjacent to Del Amo Boulevard. Along the northerly property line, retaining walls accommodate the grade differential between the project site and the railroad right-of-way located below the site. The tallest retaining wall in this area measures approximately 11 feet 10 inches in height. Along the southerly property line, retaining walls accommodate the grade differential associated with Del Amo Boulevard as it rises in elevation toward the intersection with Maple Avenue. The retaining walls along the southerly property line measure up to approximately 6 feet 8 inches feet in height and retain the slope between Del Amo Boulevard and the project site.

The TMC does not establish a maximum height limitation for retaining walls within commercial and industrial zones. Therefore, the retaining walls are evaluated as grading and site engineering improvements rather than perimeter walls or fences subject to a specific zoning height limitation.

With respect to fencing, along the northerly property line, the retaining wall is topped with an 8-foot-high metal security fence that provides safety and security adjacent to the railroad right-of-way. The security fence complies with the applicable development standards for commercial and industrial properties.

No perimeter screen walls are proposed near the intersection of Del Amo Boulevard and Prairie Avenue. Employee parking areas will remain visible from the public right-of-way, which is a common design feature of contemporary industrial developments. Because the proposed interior screen walls exceed the maximum wall height otherwise permitted by the TMC, approval of a Waiver is required. The request is discussed further below.

Criteria for Granting a Waiver

The project involves WAV21-00006 to allow interior screen walls that exceed the maximum wall height permitted. Pursuant to TMC Section 92.13.2(d), fences and walls within commercial and industrial zoning districts are limited to a maximum height of 8 feet. The Planning Commission may grant a Waiver when the criteria set forth in TMC Section 94.2.4 can be satisfied. Specifically, a Waiver may be granted if:

a) Unreasonable difficulties will result from the strict enforcement of the Code;

b) It will not be materially detrimental to the public welfare or to property located in the vicinity; and

c) It will not substantially interfere with the orderly development of the City.

In the judgment of staff, the request satisfies the criteria for granting WAV21-00006. Strict enforcement of the 8-foot wall height limitation would create unreasonable difficulties by limiting the effectiveness of the screen wall and reducing the ability to adequately screen truck parking, loading areas, and associated operational activities from public view. The project includes approximately 316 trailer parking spaces and extensive truck circulation areas that are concentrated within the interior of the site. The proposed 14-foot-high screen walls are an integral component of the site design and provide an effective means of screening these operational areas from Del Amo Boulevard and Prairie Avenue.

Granting WAV21-00006 would not be materially detrimental to the public welfare or to surrounding properties. The screen walls are located within the interior of the site and are intended to improve visual compatibility between the industrial development and surrounding properties. The walls would reduce views of truck parking, loading activities, and operational areas while improving the overall appearance of the site. Staff finds that the additional wall height serves a legitimate planning purpose by effectively screening truck-related activities that would otherwise remain visible from the public right-of-way.

Staff further finds that approval of WAV21-00006 would not substantially interfere with the orderly development of the City. The project is consistent with the I-HVY land use designation and the M-2 zone. The proposed screen walls are also consistent with contemporary industrial development practices that seek to screen truck parking and operational areas from public view and improve compatibility with surrounding development. Approval of the Waiver would facilitate a well-designed industrial project while advancing the intent of the screening requirements.

Based on the foregoing, staff concludes that the required criteria for granting WAV21-00006 can be satisfied and recommends approval of the request.

ENVIRONMENTAL DETERMINATION

In accordance with CEQA, the City prepared a Draft Environmental Impact Report (Draft EIR) for the Prologis Del Amo and Prairie Center Project to evaluate the potential environmental effects associated with the proposed development.

The City issued a Notice of Preparation (NOP) of a Draft EIR on March 28, 2025, initiating a 30-day public scoping period that concluded on April 28, 2025. During the scoping process, the City solicited comments from responsible agencies, public agencies, Native American tribes, organizations, and interested members of the public regarding the scope and content of the environmental analysis. Topics identified during the scoping process included air quality, greenhouse gas emissions, transportation, noise, tribal cultural resources, hazardous materials, and other environmental issues relevant to the proposed project.

A Draft EIR was subsequently prepared and circulated for public review for a period of 48 days from April 1, 2026, through May 18, 2026, in accordance with CEQA requirements. The Draft EIR evaluated potential impacts associated with air quality, biological resources, cultural resources, greenhouse gas emissions, geology and soils, hazards and hazardous materials, noise, transportation, and tribal cultural resources, together with cumulative impacts, alternatives, and other CEQA-required topics.

During the public review period, the City received comment letters from the South Coast Air Quality Management District (SCAQMD), California Department of Transportation (Caltrans) District 7, and Advocates for the Environment. The comment letter submitted by Advocates for the Environment was subsequently withdrawn. The Final EIR includes all comments received during the public review period and written responses to the substantive environmental issues raised in those comments, as required by CEQA.

The Final EIR consists of the Draft EIR, comments received during the public review period, responses to comments, revisions and clarifications incorporated into the environmental analysis, and the Mitigation Monitoring and Reporting Program (MMRP). The City has reviewed the Final EIR and determined that the document has been completed in compliance with CEQA and reflects the independent judgment and analysis of the City of Torrance as Lead Agency.

The Final EIR concludes that all identified environmental impacts would be less than significant or reduced to a less-than-significant level through implementation of mitigation measures identified in the Final EIR and MMRP. Mitigation measures address potential impacts related to biological resources, cultural resources, tribal cultural resources, greenhouse gas emissions, geology and soils, and paleontological resources. The Final EIR did not identify any significant and unavoidable environmental impacts.

The Final EIR also evaluated a reasonable range of alternatives to the proposed project, including the No Project/No Development Alternative, Existing Zoning – Professional Office Alternative, and Manufacturing Use Alternative. Although the Manufacturing Use Alternative was identified as the environmentally superior development alternative, the Final EIR concluded that the proposed project would not result in any significant and unavoidable environmental impacts and would achieve the project objectives more effectively than the alternatives evaluated.

In connection with certification of the Final EIR, the Planning Commission will consider Findings of Fact prepared pursuant to CEQA Guidelines Section 15091 and the MMRP prepared in accordance with CEQA Guidelines Section 15097. The Findings of Fact conclude that all identified environmental impacts would be less than significant or reduced to a less-than-significant level through implementation of mitigation measures incorporated into the project and

MMRP. Because the Final EIR did not identify any significant and unavoidable impacts, adoption of a Statement of Overriding Considerations is not required.

Based upon the entire administrative record, including the Final EIR and all supporting technical studies, staff finds that the Final EIR has been prepared in accordance with CEQA, that the environmental impacts of the project have been adequately analyzed, that mitigation measures have been incorporated where necessary to reduce impacts to less-than-significant levels, and that certification of the Final EIR is appropriate. Staff recommends that the Planning Commission certify the Final EIR.

CONCLUSION

The proposed Prologis Del Amo and Prairie Center Project represents the redevelopment of approximately 31.3 acres of vacant industrial land with a modern industrial warehouse and logistics facility that is consistent with the City's long-range planning objectives for industrial development. The project would introduce a 403,033-square-foot industrial building designed to accommodate warehousing, logistics, distribution, high-cube fulfillment, and related industrial uses on a site designated I-HVY and zoned M-2.

Staff has reviewed the proposed project and determined that it is consistent with the I-HVY General Plan land use designation and complies with the applicable development standards of the M-2 zone. The project incorporates a contemporary industrial building design, substantial building setbacks, extensive landscaping, modern architectural treatments, and a site layout that effectively separates truck operations, employee parking, and circulation areas. The project would facilitate the productive reuse and redevelopment of a long-vacant industrial property while implementing environmental remediation and site improvements that support the City's economic development objectives.

The project includes approximately 235,237 square feet of landscaping, extensive screening of truck parking and operational areas, and circulation improvements designed to accommodate industrial operations while maintaining compatibility with surrounding development. The proposed screen walls will improve the visual appearance of the site and reduce views of truck parking and loading activities from public rights-of-way. Staff finds that the requested Waiver for the interior screen walls satisfies the applicable criteria for approval and supports the overall design objectives of the project.

Environmental impacts associated with the project have been evaluated through preparation of an EIR pursuant to CEQA. As discussed earlier in this report, the Final EIR concludes that all potential environmental impacts would be less than significant or reduced to a less-than-significant level through implementation of mitigation measures.

Based on the analysis contained in this report, staff recommends that the Planning Commission certify the Final EIR and approve the Prologis Del Amo and Prairie Center Project.

PUBLIC NOTICE

In accordance with the TMC, notices of the public hearing were made no less than 10 calendar days before the Planning Commission meeting. Notices were also posted at the project site and were mailed on August 6, 2026, to the registered owner of properties located within a 500 foot radius of the exterior boundaries of the project site. Notices were also published in the local newspaper (The Daily Breeze).

RIGHT OF APPEAL

In accordance with TMC Section 95.1.7, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT PLANS

The project plans and supporting documents are available for public review at the Permit Center located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during regular business hours open from 8:00 a.m. to 5:00 p.m., Monday through Thursday, and on alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990.

Project plans and supporting documents are also available for public review on the City webpage at bit.ly/Prologis-Del-Amo-and-Prairie-Center-Project.

ATTACHMENTS

1. Resolution Nos. 2026-032, 2026-033, 2026-034, and 2026-035
2. Location and Zoning Maps
3. Findings of Fact
4. Mitigation Monitoring and Reporting Program (Excerpt of Final EIR)
5. Final Environmental Impact Report (Limited Distribution)
6. Appendix R – Response to Comments (Limited Distribution)
7. Project Plans (Limited Distribution)

ITEM 6C
ATTACHMENT 1

Resolution Nos. 2026-032, 2026-033, 2026-034, and 2026-035

ITEM 6C
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-032

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS OF FACT AND A MITIGATION MONITORING AND REPORTING PROGRAM, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE PROLOGIS DEL AMO AND PRAIRIE CENTER PROJECT.

EAS21-00001: PROLOGIS, L.P.

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026, to consider applications filed by Prologis, L.P. for a Conditional Use Permit (CUP21-00016) to allow construction of a 403,033-square-foot industrial warehouse and logistics facility, a Tentative Parcel Map (DIV21-00007) to merge three existing parcels into one parcel, a Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height, and an Environmental Assessment (EAS21-00001) for certification of a Final Environmental Impact Report (Final EIR) in accordance with the California Environmental Quality Act (CEQA), on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 31; Division 9, Chapter 2, Article 29; Division 9, Chapter 4, Article 2; and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC); and

WHEREAS, pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), the City of Torrance is the Lead Agency responsible for preparation and consideration of environmental review for the Prologis Del Amo and Prairie Center Project; and

WHEREAS, the City issued a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) on March 28, 2025, initiating a 30-day public scoping period that concluded on April 28, 2025; and

WHEREAS, a Draft Environmental Impact Report (Draft EIR) was subsequently prepared and circulated for public review for a period of 48 days from April 1, 2026, through May 18, 2026; and

WHEREAS, during the public review period, comment letters were received from the South Coast Air Quality Management District (SCAQMD), California Department of Transportation (Caltrans) District 7, and Advocates for the Environment; and

WHEREAS, the comment letter submitted by Advocates for the Environment was subsequently withdrawn; and

WHEREAS, responses to all substantive environmental comments received during the public review period were prepared and incorporated into the Final EIR; and

WHEREAS, the Final EIR consists of the Draft EIR, comments received during the public review period, responses to comments, revisions and clarifications incorporated into the environmental analysis, and all supporting technical appendices; and

WHEREAS, revisions and clarifications contained in the Final EIR merely clarify, amplify, and refine information presented in the Draft EIR and do not constitute significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5; and

WHEREAS, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Public Resources Code Section 21081.6 to ensure implementation of all mitigation measures identified in the Final EIR; and

WHEREAS, Findings of Fact have been prepared for the Prologis Del Amo and Prairie Center Project and are supported by substantial evidence contained in the administrative record; and

WHEREAS, the Final EIR, Findings of Fact, MMRP, and all documents and records relating to the Prologis Del Amo and Prairie Center Project are on file and available for review with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, California 90503; and

WHEREAS, the Planning Commission has reviewed and considered the Final EIR, including the Draft EIR, comments received during the public review period, responses to comments, technical studies, appendices, Findings of Fact, MMRP, and all other information contained in the administrative record prior to taking action on the project, and certifies that the Final EIR was presented to the Planning Commission and that the Planning Commission reviewed and considered the information contained therein before taking action to approve the project; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Torrance hereby finds and determine as follows:

a) That the Draft EIR, Final EIR, and associated environmental review documents were prepared, circulated, and completed in compliance with CEQA and the State CEQA Guidelines;

b) That the Planning Commission has reviewed and considered the Final EIR and the entire administrative record for the project, including the Draft EIR, comments received during the public review period, responses to comments, technical studies, appendices, Findings of Fact, and MMRP;

c) That the Final EIR reflects the independent judgment and analysis of the City of Torrance as Lead Agency for the project;

d) That revisions and clarifications contained in the Final EIR do not constitute significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5;

e) That the Final EIR concludes that all potentially significant environmental impacts associated with the project would be reduced to a less-than-significant level through implementation of mitigation measures identified in the Final EIR and MMRP;

f) That the MMRP has been prepared in accordance with Public Resources Code Section 21081.6 and is hereby adopted;

g) That the Findings of Fact prepared for the project are supported by substantial evidence contained in the administrative record and are hereby adopted;

h) That the documents and records constituting the administrative record for the project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, California 90503.

NOW, THEREFORE, BE IT FURTHER RESOLVED the Planning Commission of the City of Torrance hereby:

1. Certifies the Final EIR for the Prologis Del Amo and Prairie Center Project;

2. Adopts the Findings of Fact for the project;
3. Adopts the MMRP; and
4. Finds that the Final EIR has been completed in compliance with CEQA and adequately analyzes the environmental impacts associated with the project.

INTRODUCED and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of August 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ATTEST:

_____ _____

Secretary, Planning Commission Chair, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2026-033

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT AS PROVIDED FOR IN DIVISION 9, CHAPTER 5, ARTICLE 1 OF THE TORRANCE MUNICIPAL CODE TO ALLOW CONSTRUCTION OF A 403,033-SQUARE-FOOT INDUSTRIAL WAREHOUSE AND LOGISTICS FACILITY ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING DISTRICT (M-2) AT THE NORTHEAST CORNER OF DEL AMO BOULEVARD AND PRAIRIE AVENUE/MADRONA AVENUE.

CUP21-00016: PROLOGIS, L.P.

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026, to consider applications filed by Prologis, L.P. for a Conditional Use Permit (CUP21-00016) to allow construction of a 403,033-square-foot industrial warehouse and logistics facility, a Tentative Parcel Map (DIV21-00007) to merge three existing parcels into one parcel, a Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height, and an Environmental Assessment (EAS21-00001) for certification of a Final Environmental Impact Report (Final EIR) in accordance with the California Environmental Quality Act (CEQA), on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 31; Division 9, Chapter 2, Article 29; Division 9, Chapter 4, Article 2; and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC); and

WHEREAS, based on all the evidence found and public testimony considered, the Planning Commission of the City of Torrance by roll call vote approved a motion to certify the Final EIR and adopt the Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP) for the Prologis Del Amo and Prairie Center Project; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the project site is located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006);

b) That the project site consists of approximately 31.3 acres designated Heavy Industrial (I-HVY) by the General Plan and zoned M-2;

c) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience, or welfare because the environmental impacts associated with the project have been evaluated through an Environmental Impact Report (EIR) prepared in accordance with CEQA, which concluded that all potentially significant environmental impacts would be reduced to a less-than-significant level through implementation of mitigation measures identified in the Final EIR and MMRP;

d) That the project is conditionally permitted within the M-2 zone and complies with the applicable objective development standards of the TMC and is consistent with the I-HVY land use designation of the General Plan of the City of Torrance, and staff is not aware of any uncorrected Code violations affecting the subject property. A Conditional Use Permit

is required because the project consists of an industrial warehouse and logistics facility exceeding 15,000 square feet in floor area, exceeding 45 feet in building height, and designed for uses generating 100 or more employees;

e) That the project, as conditioned, will not impair the integrity and character of the M-2 zone because the project consists of a modern industrial warehouse and logistics facility that is compatible with surrounding industrial, transportation, utility, and business park uses;

f) That the project site is physically suitable for the project because the site is of sufficient size to accommodate the proposed development and is served by existing public streets, utilities, and municipal services;

g) That the proposed use is compatible with the land use presently on the subject property because the project site is currently vacant and the proposed warehouse and logistics facility will constitute the primary land use on the property;

h) That the project, as conditioned, will be compatible with existing and future land uses within the surrounding area because the project is located within an established industrial district and incorporates setbacks, landscaping, screening walls, architectural treatments, and other site improvements designed to promote compatibility with surrounding development;

i) That the project, as conditioned, will encourage and be consistent with the orderly development of the City as provided for in the General Plan because the project redevelops a vacant industrial site with a modern industrial facility, provides substantial infrastructure improvements, and is subject to conditions requiring participation in a Community Facilities District (CFD) or other City-approved financing mechanism to assist in funding municipal services associated with future development;

j) That the project, as conditioned, will not discourage the appropriate existing or future use of surrounding properties because the project is compatible with surrounding industrial development patterns and incorporates measures to minimize visual impacts associated with truck parking, loading, and operational activities;

k) That there will be adequate provisions for water, sanitation, drainage, public utilities, and municipal services to serve the proposed use because the project will be served by existing municipal infrastructure and is subject to conditions of approval requiring the construction of water, sewer, storm drain, roadway, and utility improvements, as well as participation in a CFD or other City-approved financing mechanism to assist in funding ongoing municipal services generated by the project;

l) That there will be adequate provisions for public access, traffic circulation, emergency access, and parking because the project includes driveway improvements, circulation improvements, emergency access provisions, parking facilities, and roadway improvements designed to accommodate anticipated traffic and operational demands;

m) That the location, size, design, and operating characteristics of the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience, or welfare because the project has been reviewed and found to be consistent with the General Plan, M-2 zone, and applicable development standards of the TMC. The project consists of a 403,033-square-foot industrial warehouse and logistics facility designed to accommodate warehousing, logistics, distribution, high-cube fulfillment, and related industrial uses, and incorporates substantial landscaping, architectural articulation, screening walls, and site design features intended to promote compatibility with surrounding development;

n) That the project incorporates extensive landscaping, screening walls, architectural articulation, and site planning measures that improve the visual appearance of the development and promote compatibility with surrounding uses;

o) That the project, as conditioned, will not produce any or all of the following results:

- Damage or nuisance from noise, smoke, odor, dust or vibration;
- Hazard from explosion, contamination or fire;
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

because such potential impacts were evaluated through the Final EIR and were determined to be less than significant or reduced to a less-than-significant level through implementation of mitigation measures and conditions of approval; and

p) That, based upon the entire administrative record, the Planning Commission finds that CUP21-00016 satisfies all applicable findings required by Section 95.1.6(b) of the TMC;

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** CUP21-00016, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that CUP21-00016 filed by Prologis, L.P. to allow construction of a 403,033-square-foot industrial warehouse and logistics facility on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

GENERAL CONDITIONS

1. That use of the subject property shall be subject to all conditions imposed in CUP21-00016; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to TMC Section 92.28.1 et seq. on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications, or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;
2. That approval of CUP21-00016 shall become null and void unless exercised within three (3) years from the date of Planning Commission approval, unless extended in accordance with the provisions of the TMC;
3. That copies of Planning Commission Resolution Nos. 2026-032, 2026-033, 2026-034, and 2026-035, together with the adopted MMRP, shall be incorporated by reference into all grading plans, improvement plans, building plans, construction specifications, and

contract documents associated with the project, as applicable, to facilitate coordination and implementation of the approved conditions of approval and mitigation measures;

4. That all applicable conditions and requirements of EAS21-00001, DIV21-00007, WAV21-00006, the Final EIR, Findings of Fact, and MMRP shall be satisfied;

5. That compliance with these conditions shall be maintained for the life of the project unless otherwise modified by the Planning Commission or Community Development Director as authorized by the TMC;

6. That failure to comply with any condition of approval shall constitute grounds for modification, suspension, revocation, or enforcement action pursuant to the TMC;

7. That prior to issuance of grading permits, an Indemnification and Defense Agreement, in a form approved by the City Attorney, shall be executed and submitted to the Community Development Department. The agreement shall provide that the project shall defend, indemnify, and hold harmless the City of Torrance and its agents, officers, employees, boards, commissions, and representatives from and against any claim, action, or proceeding brought to attack, set aside, void, or annul any discretionary approval associated with the project, including actions challenging the certification of the EIR, adoption of CEQA findings, adoption of the MMRP, approval of the Conditional Use Permit, approval of the Tentative Parcel Map, or any other related discretionary action. The defense and indemnification obligation shall include the payment of all legal costs incurred by the City in connection with such claim, action, or proceeding. The City shall promptly notify the property owner or authorized representative of any claim, action, or proceeding and shall cooperate to the extent reasonably necessary for an effective defense. In the event a legal challenge to any discretionary approval associated with the project is successful and an award of attorneys' fees or costs is made to the challenger, the property owner shall be responsible for payment of the full amount of such award. The obligations contained herein and in the executed Indemnification and Defense Agreement shall survive completion of the project and shall run with the approvals granted by the City;

PLANNING DIVISION

8. That the project shall consist substantially of a 403,033-square-foot industrial warehouse and logistics facility, including approximately 15,000 square feet of office area, as shown on the approved plans; (Planning Division)

9. That any future tenant, use, or operational change resulting in a substantial intensification of activities beyond those evaluated in the certified EIR shall be subject to review by the Community Development Director and may require additional discretionary approvals and environmental review in accordance with CEQA; (Planning Division)

10. That prior to issuance of grading permits, a signed letter on company letterhead shall be submitted to the Community Development Department acknowledging receipt of the adopted MMRP, agreeing to implement all applicable mitigation measures, and acknowledging that compliance with the MMRP is a condition of project approval. The letter shall be signed by the property owner or an authorized representative with authority to bind the project to the requirements of the MMRP; (Planning Division)

11. That prior to the issuance of a building permit, annexation into a Community Facilities District (CFD), or other City-approved financing mechanism shall be completed, as determined necessary by the City, to fund a portion of the additional costs for ongoing City services, including but not limited to roadway maintenance, public safety services, park maintenance, lighting, and other municipal services. The final CFD annexation, or

alternative financing mechanism shall be subject to the review and approval of the Community Development Director and Finance Director; (Planning Division/Finance Department)

12. That prior to issuance of grading permits, construction information boards shall be installed in conspicuous locations along each street frontage of the project site, including Del Amo Boulevard and Prairie Avenue, and shall be maintained throughout the construction period. Each information board shall measure a minimum of twenty-four (24) inches by thirty-six (36) inches and shall be subject to review and approval by the Community Development Director. The information boards shall include, at a minimum, the following information:

    a. Property owner name and contact information;
    b. General contractor name and construction contact information;
    c. Code Enforcement Division contact information;
    d. A statement that the project is subject to conditions of approval and an MMRP on file with the Community Development Department; and
    e. Information describing how members of the public may obtain copies of the conditions of approval and MMRP; (Planning Division)

13. That prior to commencement of grading activities, the project site shall be enclosed with temporary perimeter fencing. Existing perimeter fencing located along Del Amo Boulevard and Prairie Avenue may remain in place, provided decorative screening or project identification graphics are installed where visible from public streets, subject to review and approval by the Community Development Director. All fencing, decorative screening, and project graphics shall be maintained in a clean and orderly condition throughout the construction period; (Planning Division)

14. That an exterior photometric lighting plan shall be submitted as part of the building permit plan set and shall be subject to review and approval by the Community Development Department prior to permit issuance. The lighting plan shall be prepared in compliance with the California Green Building Standards Code (CALGreen) and shall demonstrate that parking areas, pedestrian pathways, building entrances, loading areas, and other exterior activity areas are provided with adequate illumination for safety and security. All exterior lighting fixtures shall be shielded and directed downward to prevent glare and light trespass onto adjacent properties and public rights-of-way. Horizontal illumination at any property line shall not exceed one (1.0) foot-candle. Exterior lighting fixtures shall be designed and located to minimize visibility of light sources from adjacent properties and public rights-of-way and shall be subject to review and approval by the Community Development Director; (Planning Division)

15. That a roof plan shall be submitted as part of the building permit plan set and shall be subject to review and approval by the Community Development Department prior to permit issuance. The roof plan shall identify parapet heights, roof-mounted equipment locations, screening methods, and equipment setbacks. All roof-mounted mechanical equipment, electrical equipment, ducts, vents, pipes, air-conditioning units, communications equipment, and similar appurtenances shall be screened from public rights-of-way and adjacent properties to the maximum extent feasible. Equipment screening shall be architecturally integrated with the building design and shall utilize materials, colors, and finishes that are compatible with the approved building elevations. All rooftop equipment shall comply with the applicable noise standards of the TMC; (Planning Division)

16. That a utility management plan shall be submitted as part of the building permit plan set and shall be subject to review and approval by the Community Development Department

prior to permit issuance. The utility management plan shall identify the location, design, screening, and access requirements for all utility-related equipment, including but not limited to electrical transformers, electrical panels, utility meters, backflow preventers, double detector check assemblies, fire risers, communication equipment, and similar utility infrastructure. Electrical transformers shall not be located within landscape planters adjacent to primary street frontages unless specifically approved by the Community Development Director. To the maximum extent feasible, utility equipment shall be located outside of street-facing setbacks and shall be integrated into the overall site design. Utility equipment located within a street-facing setback or visible from a public right-of-way shall be screened through a combination of architectural enclosures, decorative walls, landscape screening, or other methods approved by the Community Development Director. All screening materials shall be compatible with the architecture, materials, colors, and finishes of the principal building. All utility enclosures and screening devices shall comply with the requirements of the applicable utility provider, Fire Department, Building Official, and emergency access requirements. Equipment access doors, utility cabinets, and service panels mounted on building elevations shall be designed as an integral component of the building façade and shall utilize colors and materials consistent with the approved building elevations; (Planning Division)

17. That fuel storage tanks, fueling equipment, emergency generators, propane tanks, and similar utility or fuel-related equipment shall be limited to facilities that are accessory and directly related to the approved warehouse and logistics uses conducted on the property. Such equipment shall not be operated as a public fueling facility and shall be located and screened to the maximum extent feasible from public rights-of-way through a combination of architectural screening, decorative walls, fencing, and landscaping, subject to review and approval by the Community Development Director. All screening shall comply with applicable Fire Department, Building & Safety Division, and utility provider requirements; (Planning Division)

18. That any future wireless telecommunications facility installation proposed on the property shall be subject to separate review and approval in accordance with Division 9, Chapter 2, Article 39 of the TMC, or any successor provisions thereto. Any associated equipment cabinets, antennas, generators, utility equipment, and related infrastructure shall be located and screened to the maximum extent feasible from public rights-of-way and adjacent properties through a combination of architectural screening, building integration, decorative enclosures, walls, fencing, landscaping, or other methods approved by the Community Development Director; (Planning Division)

19. That a final materials, colors, and finishes palette for all exterior building surfaces, perimeter walls, fences, gates, trash enclosures, screening elements, and site furnishings shall be submitted to the Community Development Department for review and approval prior to permit issuance. The materials, colors, and finishes shall be substantially consistent with the approved project elevations and shall maintain a cohesive architectural design to the satisfaction of the Community Development Director; (Planning Division)

20. That exterior security bars, security grilles, roll-up security doors, security cages, and similar security devices visible from the exterior of the building shall be prohibited unless otherwise approved by the Community Development Director. This condition shall not apply to loading dock doors, service doors, or other operational features shown on the approved project plans; (Planning Division)

21. That vending machines, publication racks, pay telephones, kiosks, donation bins, storage containers, and similar freestanding structures or equipment shall not be permitted outside

of the building unless specifically shown on the approved plans or otherwise approved by the Community Development Director. This condition shall not prohibit employee amenities located within designated employee break areas or outdoor amenity spaces approved as part of the project; (Planning Division)

22. That a landscape plan shall be submitted separately to the Planning Division for review and approval prior to permit issuance. The landscape plan shall be prepared in compliance with the current State Water Efficient Landscape Ordinance (WELO) and shall incorporate drought-tolerant, California-friendly plant materials, shade-producing trees, and a water-efficient irrigation system. The landscape plan shall identify all site furnishings and landscape features, including but not limited to outdoor lighting, trellises, raised planters, benches, bicycle racks, trash receptacles, decorative paving, walls, fences, and other site improvements. The planting arrangement shall include shade-producing trees within employee parking areas visible from public rights-of-way at a minimum ratio of one (1) tree for every six (6) parking spaces. Landscaping shall be designed to enhance the visual appearance of the site and provide effective screening of trash enclosures, transformers, utility equipment, backflow preventers, double detector check assemblies, fire risers, and similar site infrastructure. All trees installed on the project site shall be a minimum twenty-four (24) inch box size at planting. Shrubs shall be installed at sizes appropriate for the species, with a majority of shrubs being a minimum five (5) gallon size at installation. Groundcover and other vegetation located within the public parkway and visibility triangles shall be maintained at a height not exceeding eighteen (18) inches above grade to preserve visibility and public safety. All landscaping shall be maintained in a healthy and thriving condition, and any dead, diseased, damaged, or missing plant material shall be replaced within thirty (30) days to the satisfaction of the Community Development Director. The landscape plan shall include all parkway and street frontage landscaping adjacent to Del Amo Boulevard and Prairie Avenue and shall be coordinated with and subject to review and approval by the Public Works Department. Street trees within the public right-of-way shall be a minimum twenty-four (24) inch box size at installation and shall be planted at a minimum ratio of one (1) tree for every fifty (50) linear feet, or fraction thereof. Tree species, spacing, and placement shall be subject to review and approval by the Public Works Department unless otherwise approved by the Public Works Director; (Planning Division/Public Works Department)

23. That a striping, signage, and parking plan shall be submitted as part of the building permit plan set and shall be subject to review and approval by the Community Development Department prior to permit issuance. The plan shall be prepared in conformance with the applicable parking, loading, circulation, accessibility, and signage requirements of the TMC and shall identify all parking spaces, loading areas, fire lanes, pedestrian pathways, bicycle parking facilities, electric vehicle charging spaces, accessible parking spaces, directional signage, pavement markings, and traffic control devices. The striping and signage plan shall include stop and/or yield controls at appropriate locations, directional signage, pedestrian crossing markings, and other traffic control measures necessary to promote safe vehicular and pedestrian circulation throughout the site. Fire lanes, curbs, and restricted parking areas shall be appropriately marked and signed in accordance with the requirements of the Torrance Fire Department and Community Development Department; (Planning Division)

24. That pedestrian pathways connecting employee parking areas to building entrances, office areas, employee amenities, and other primary pedestrian destinations shall be clearly delineated through a combination of pavement striping, decorative paving, contrasting pavement materials, signage, raised walkways, or other methods approved by

the Community Development Department. The pedestrian circulation system shall be designed to minimize conflicts between pedestrians and vehicular traffic, including truck traffic, and shall be shown on the striping, signage, and parking plan submitted for review and approval prior to permit issuance. All pedestrian pathways shall be maintained in a safe and clearly visible condition for the life of the project; (Planning Division)

25. That all buildings, building façades, windows, doors, outdoor employee amenities, bicycle parking facilities, site furnishings, screen walls, fences, landscaping, parking areas, loading areas, and other site improvements shall be maintained in good condition and repair and shall be kept free of trash, litter, debris, graffiti, vandalism, peeling paint, and other signs of deterioration to the satisfaction of the Community Development Director. Graffiti shall be removed within forty-eight (48) hours of discovery; (Planning Division)

26. That barbed wire, razor wire, concertina wire, and similar security devices shall be prohibited on the project site. Chain link fencing visible from public rights-of-way shall not be permitted unless specifically approved by the Community Development Director upon a finding that the fencing is necessary for security purposes and incorporates decorative treatments compatible with the project design; (Planning Division)

27. That all directional signage, pavement markings, striping, pedestrian pathway markings, and traffic control devices shall be maintained in good condition and replaced as necessary to remain clearly visible and legible; (Planning Division)

28. That all required parking spaces, loading areas, and circulation aisles shall be permanently maintained and available for their intended use in accordance with the approved plan; (Planning Division)

29. That all loading and unloading activities shall only occur within the approved loading dock positions and designated truck court areas located behind the screen walls, as shown on the approved site plan. Outdoor storage of materials, products, merchandise, inventory, cargo pallets, equipment, shipping containers, refuse, or similar items shall be prohibited unless located behind the screen walls, as shown on the approved plans, or otherwise approved by the Community Development Director. All materials, products, inventories, cargo pallets, and loading equipment not actively being loaded or unloaded shall be stored within the building or located behind the screen walls; (Planning Division)

30. That truck and trailer parking shall be limited to the designated truck courts, loading areas, and trailer parking spaces shown on the approved site plan. Trucks and trailers shall not be parked within employee parking areas, fire lanes, landscape areas, drive aisles, or other areas not specifically designated for such use; (Planning Division)

31. That truck parking, trailer storage, and loading operations shall be limited to activities ancillary and directly related to the approved warehouse and logistics uses conducted on the property and shall not be operated as a stand-alone truck parking or truck service facility; (Planning Division)

32. That truck rental businesses, public truck service facilities, commercial truck repair facilities, and similar stand-alone uses shall not be permitted on the property unless otherwise approved through a separate discretionary entitlement. This condition shall not prohibit vehicle inspection, maintenance, repair, fueling, charging, or servicing activities that are ancillary and directly related to the approved warehouse and logistics uses conducted on the property; (Planning Division)

33. That cold storage uses may be permitted within the building provided such uses remain consistent with the project description and environmental analysis evaluated in EAS21-

00001 and the certified Final EIR. Any proposal to increase the amount of cold storage area beyond that evaluated in the Final EIR, or to otherwise intensify operations beyond the scope of the approved project, shall be subject to review by the Community Development Department and may require additional discretionary approval and environmental review in accordance with CEQA; (Planning Division)

34. That the stacking of shipping containers, cargo containers, portable storage containers, or similar storage units shall be prohibited unless otherwise approved by the Planning Commission; (Planning Division)

35. That outdoor sound amplification systems, loudspeakers, paging systems, public address systems, radios, music systems, and similar noise-generating devices shall not be installed or operated outside of the building unless otherwise approved by the Community Development Director. This condition shall not apply to emergency notification systems, fire alarm systems, security systems, safety warning devices, or other equipment required by law or necessary for the safe operation of the facility; (Planning Division)

36. That parking areas shall not be utilized for the storage of materials, merchandise, equipment, cargo, shipping containers, pallets, or similar items; (Planning Division)

37. That no outdoor retail sales, displays, seasonal sales, promotional events, or similar commercial activities shall occur on the property except as authorized by the Torrance Municipal Code; (Planning Division)

38. That all loading, unloading, and storage activities associated with the project shall occur entirely on-site; (Planning Division)

BUILDING & SAFETY DIVISION

39. That the project shall comply with Tier 1 requirements of the California Green Building Standards Code (CALGreen), including any local amendments adopted by the City of Torrance. Compliance shall be demonstrated as part of the building permit review process prior to issuance of building permits; (Building & Safety Division)

40. That phased occupancy shall not be permitted. Occupancy shall be granted only after the entire development has been completed and all required permits have received final inspection approval and sign-off, unless otherwise approved by the Building Official and Fire Marshal; (Building & Safety Division/Fire Department)

41. That a Temporary Certificate of Occupancy (TCO) is subject to the discretion of the Building Official and Fire Marshal and not an entitlement. The project shall not be designed, phased, or constructed with the expectation that a TCO will be required to achieve occupancy. Occupancy shall be granted only after the entire development has been completed and all required permits have received final inspection approval and sign-off; (Building & Safety Division/Fire Department)

ENGINEERING DIVISION

42. That owner/developer shall dedicate a portion of the existing lot as required to maintain 8' sidewalk and 4' of landscaped parkway along Del Amo Blvd. An easement to the City of Torrance for the purpose of street and highway improvements shall be granted and shown on the Final Parcel Map; (Engineering Division)

43. That a hydrology study shall be submitted to and approved by the Community Development Department, Engineering Division prior to approval of the grading plan. The study shall include method of detaining the difference between the 10-year and 50-year

storm and determine proposed building finished floor elevation with adequate freeboard. The hydrology study shall indicate that no site runoff will be directed to the inlet for the 24" storm drain reinforced concrete pipe (RCP) near the northern tip of the parcel shown on ST-549; provide recommendations for abandoning the aforementioned inlet; indicate site runoff to Del Amo Boulevard; evaluate if the existing 18" storm drain RCP along Del Amo Boulevard and all affected pipes downstream have adequate capacity to receive runoff generated by the site; and provide storm drain network improvement recommendations if the existing storm drain system is determined to be inadequate; (Engineering Division)

44. That the applicant shall submit a sewer study discussing the new development's impact on the public sewer system. The study shall include flow monitoring data and be approved by the Engineering Division of the Community Development Department prior to issuance of grading permit. The applicant shall design and construct improvements to the public sewer system as per recommendations of the approved study prior to occupancy; (Engineering Division)
45. That the applicant/developer shall design and construct a mainline sewer to public standards. The sewer plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the Engineering Division of the Community Development Department for review and approval prior to issuance of grading permit. Sewer main to be constructed prior to occupancy; (Engineering Division)
46. That the applicant/developer shall design and construct a mainline storm drain to public standards. The storm drain plans, prepared by a professional engineer, shall be submitted by the applicant/developer to the City for review and approval prior to issuance of grading permit. Construction of storm drain to be completed prior to occupancy; (Engineering Division)
47. That the applicant shall install 12" water main along eastbound Del Amo Blvd. from Madrona Ave. to Maple Ave; (Engineering Division)
48. That all connections for fire water and domestic water shall be made to the new 12" water main; (Engineering Division)
49. That no new water connections shall be made to the existing 16" transmission line along Del Amo Blvd; (Engineering Division)
50. That all connections for water service shall be made to the stub outs provided (unless stub outs are undersized). If existing stub outs are not used, they shall be abandoned at the main; (Engineering Division)
51. That all domestic services shall be protected by a reduced pressure principle assembly; (Engineering Division)
52. That all proposed and/or existing water meters larger than 2", double check detector assemblies and reduced pressure backflow assemblies shall be located above ground on private property near the public right-of-way and shall be screened from public view with approved plant material. Final location of said facilities and landscape screening shall be incorporated into water, fire and landscape plan for review prior to BUILDING PERMIT ISSUANCE. Landscape screening shall provide access to water and fire department at all times and be maintained diligently to the satisfaction of the Fire Marshal; (Engineering Division)
53. That a dedicated water meter and reduced pressure assembly shall be provided for landscape irrigation; (Engineering Division)

54. That a fire meter and double check valve assembly shall be installed at each fire service connection to the public main, if on site fire hydrants are installed; (Engineering Division)

55. That the applicant shall perform fire hydrant flow test that determines the capability of the public water system to supply the project; (Engineering Division)

56. That proposed driveways on Prairie Avenue and Del Amo Boulevard shall be constructed to commercial radius type driveways with depressed back of walk and wheelchair ramps per City of Torrance standards; (Engineering Division)

57. That upon completion of the project, the applicant shall hire a Certified Access Specialist (CASp) to verify that project(s) is/are in compliance with California Building Code. All deficiencies shall be addressed to the satisfaction of the Building Official; (Engineering Division)

58. That the applicant shall contact the City of Torrance Fire Department to determine fire suppression requirements; (Engineering Division)

ENVIRONMENTAL DIVISION

59. That building address numbers, business identification, and building nomenclature shall be installed and maintained on all building elevations visible from adjacent public streets and fire access routes. Address numerals shall be a minimum of nine (9) inches in height, shall contrast with the background surface, and shall be clearly visible and legible from the public right-of-way. The final size, location, color, and placement of all address numbers and building identification signage shall be subject to review and approval by the Fire Department, Police Department, and Community Development Department prior to issuance of a Certificate of Occupancy; (Environmental Division/Fire Department/Police Department)

60. That rooftop address identification numbers shall be installed on the building roof to assist law enforcement, fire personnel, and other emergency responders in locating the property. The address numerals shall be a minimum of four (4) feet in height and two (2) feet in width, spaced a minimum of twelve (12) inches apart, oriented parallel to the nearest public street, and painted in a durable, non-reflective color that contrasts with the roof surface. The final size, color, location, and orientation of the rooftop address numbers shall be subject to review and approval by the Community Development Department prior to issuance of a Certificate of Occupancy; (Environmental Division/Police Department)

61. That all permanent and temporary signs, including any new, modified, replacement, or revised signs, shall comply with the TMC and any sign program approved for the project. Any sign not expressly approved as part of this project shall be subject to separate permit review and approval in accordance with applicable City regulations prior to installation. The following signs and advertising devices shall be prohibited unless expressly authorized by the TMC or approved through a separate City permit: A-frame signs, inflatable signs, air-assisted signs, signs attached to utility poles, street light poles, or trees, roof-mounted temporary signs, electronic message signs, feather banners, pennant flags, and similar temporary advertising devices. Directional signs, traffic control signs, parking signs, and other signs required for site operations or public safety may be permitted subject to applicable City requirements. Any banners or temporary signs requiring permits shall obtain all required City approvals prior to installation; (Environmental Division)

62. That all trash and recycling enclosures shall be bounded on three (3) sides by decorative walls architecturally compatible with the principal building in terms of materials, colors,

finishes, and design. The enclosure shall include solid gates or doors constructed of opaque materials and shall provide an opening of sufficient width to accommodate the removal and replacement of standard commercial refuse and recycling containers. Each enclosure shall be equipped with concrete stress pads, protective bollards or bumpers, and a solid roof designed to prevent stormwater intrusion and comply with applicable National Pollutant Discharge Elimination System (NPDES) requirements. Trash and recycling enclosures shall be maintained in good condition and free of deterioration, damage, graffiti, and accumulated debris at all times to the satisfaction of the Community Development Director; (Environmental Division)

FIRE DEPARTMENT

63. That building, fire protection, and site improvement plans shall be submitted to the Fire Department for review and approval prior to issuance of building permits. The project shall comply with all applicable fire protection, fire flow, fire access, fire suppression, emergency vehicle access, and life safety requirements of the Fire Department, including any required fire hydrants, fire sprinkler systems, fire alarm systems, and related improvements. All required fire protection improvements shall be installed and approved by the Fire Department prior to issuance of a Certificate of Occupancy; (Fire Department)

64. That a private fire hydrant shall be installed at the northwest corner of the project site, or at an alternative location approved by the Fire Department, to provide adequate fire protection coverage for the development. The location, design, and installation of the fire hydrant shall be subject to review and approval by the Fire Department and Engineering Division. The fire hydrant shall be installed, tested, and accepted prior to issuance of a Certificate of Occupancy; (Fire Department)

65. That the storage, handling, and use of hazardous materials, high-piled combustible storage, and any other operation requiring permits from the Fire Department shall comply with all applicable provisions of the California Fire Code, California Building Code, TMC, and Fire Department requirements. All required permits, approvals, and operational authorizations shall be obtained from the Fire Department prior to commencement of such activities or uses; (Fire Department)

66. That all fire and life safety systems shall be fully installed, tested, approved, and receive final sign-off prior to issuance of a Certificate of Occupancy or consideration of any request for a Temporary Certificate of Occupancy; (Fire Department)

POLICE DEPARTMENT

67. That all vehicular access gates, security gates, and other controlled access points serving the project shall be equipped with a Knox padlock, Knox key switch, Knox rapid entry system, or other emergency access device approved by the Torrance Police Department and Torrance Fire Department. Emergency access devices shall be installed and operational prior to issuance of a Certificate of Occupancy and shall be maintained in working order at all times thereafter; (Police Department/Fire Department)

68. That a video surveillance system shall be installed and maintained to monitor primary building entrances, loading dock areas, truck courts, and employee parking areas. The system shall be operational prior to issuance of a Certificate of Occupancy and shall be maintained in good working order thereafter. Surveillance recordings shall be retained for a minimum period of sixty (60) days and shall be made available to law enforcement upon lawful request. To facilitate future law enforcement coordination, the surveillance system

should utilize Open Network Video Interface Forum (ONVIF) compatible equipment or equivalent industry-standard technology to the extent feasible. (Police Department)

PUBLIC WORKS DEPARTMENT

69. That all public storm drain network improvement recommended by the hydrology study shall be designed and constructed per City approved plans. Storm drain improvement plans must be submitted by the developer to the Engineering Services Division of the Community Development Department (CDD) and reviewed by the Engineering Division of the Public Works Department (PW) prior to the issuance of the Grading Permit. The improvements shall be constructed to the satisfaction of CDD and PW Directors prior to occupancy; (Public Works Department)

70. That any sidewalk portion along the north side of Del Amo Blvd. between Prairie Ave. and Maple Ave. that is less than 8’ wide and/or has a landscape parkway less than 4’ wide shall be widened per City approved plans. Plans to be submitted by developer and reviewed by the Engineering Services Division of the CDD prior to the issuance of the Grading Permit. The widening shall be constructed to the satisfaction of CDD and PW directors prior to occupancy; (Public Works Department)

71. That the proposed right turn pockets for the proposed driveways on Del Amo Blvd. shall be designed and constructed per City approved plans. Plans to be submitted by developer and approved by the Engineering Services Division of the CDD prior to the issuance of the Grading Permit. The right turn pocket shall be constructed to the satisfaction of CDD and PW directors prior to occupancy; (Public Works Department)

72. That the proposed acceleration and deceleration lanes on Prairie Ave. shall be designed and constructed per City approved plans. Plans to be submitted by developer and approved by the Engineering Services Division of the CDD prior to the issuance of the Grading Permit. The acceleration and deceleration lanes shall be constructed to the satisfaction of CDD and PW Directors prior to occupancy; (Public Works Department)

73. That owner/developer shall coordinate directly with Southern California Edison (SCE) to relocate existing LS-1 light poles and their appurtenances that conflict with the proposed driveway and acceleration/deceleration lanes on Prairie Ave. The owner/developer must submit SCE's final construction plan for street light relocation to CDD, Engineering Division, prior to the issuance of the construction and excavation permit. The relocation must be completed to the satisfaction of CDD and PW Directors prior to occupancy; (Public Works Department)

74. That owner/developer shall coordinate with the PW to relocate existing light poles and their appurtenances that conflict with the proposed driveways and right turn pockets on Del Amo Blvd. Plans must be submitted by the Developer to the Engineering Services Division of the CDD and approved by the Engineering Division of the PW prior to the issuance of the Grading Permit. The relocation must be completed to the satisfaction of CDD and PW Directors prior to occupancy; (Public Works Department)

75. That improvements at the intersection of Del Amo Blvd. and Maple Ave. consistent with the recommendations (see Appendix) in the Del Amo Technology Center Traffic Analysis dated March 12, 2025, shall be designed and constructed per City approved plans. Street Improvements plans shall be approved prior to the issuance of the Grading Permit. Signage and Striping, and Traffic Signal Modification plans must be submitted by the developer to the Engineering Services Division of the Community Development Department and approved by the Engineering Division of the Public Works Department

prior to issuance of Certificate of Occupancy. The improvements shall be constructed to the satisfaction of the PW Director prior to occupancy; and (Public Works Department)

76. That the property owner shall submit a draft Covenant/Maintenance Agreement for the striping and mountable pavers on public right-of-way associated with the proposed driveway on Prairie Ave. for review and approval by the PW Director, CDD Director, and City Attorney's office. The approved agreement must be executed by the property owner and City Representative/s prior to the issuance of the certificate of Occupancy. (Public Works Department)

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of August 2026 by the following roll call vote:

ATTEST:

_____	_____
Secretary, Planning Commission	Chair, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2026-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP AS PROVIDED FOR IN DIVISION 9, CHAPTER 2, ARTICLE 29 OF THE TORRANCE MUNICIPAL CODE TO MERGE THREE EXISTING PARCELS INTO ONE PARCEL ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING DISTRICT (M-2) AT THE NORTHEAST CORNER OF DEL AMO BOULEVARD AND PRAIRIE AVENUE/MADRONA AVENUE.

DIV21-00007: PROLOGIS, L.P.

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026, to consider applications filed by Prologis, L.P. for a Conditional Use Permit (CUP21-00016) to allow construction of a 403,033-square-foot industrial warehouse and logistics facility, a Tentative Parcel Map (DIV21-00007) to merge three existing parcels into one parcel, a Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height, and an Environmental Assessment (EAS21-00001) for certification of a Final Environmental Impact Report (Final EIR) in accordance with the California Environmental Quality Act (CEQA), on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 31; Division 9, Chapter 2, Article 29; Division 9, Chapter 4, Article 2; and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC); and

WHEREAS, based on all the evidence found and public testimony considered, the Planning Commission of the City of Torrance by roll call vote approved a motion to certify the Final EIR and adopt the Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP) for the Prologis Del Amo and Prairie Center Project; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the project site is located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006);

b) That the project site consists of approximately 31.3 acres designated Heavy Industrial (I-HVY) by the General Plan and zoned M-2;

c) That the project, as conditioned, will not be detrimental to the public interest, health, safety, convenience, or welfare because the environmental impacts associated with the project have been evaluated through an Environmental Impact Report (EIR) prepared in accordance with CEQA, which concluded that all potentially significant environmental impacts would be reduced to a less-than-significant level through implementation of mitigation measures identified in the Final EIR and MMRP;

d) That the proposed Tentative Parcel Map, as conditioned, is consistent with the I-HVY land use designation of the General Plan and the M-2 zone because the merger of the three existing parcels into one parcel facilitates development of a unified industrial project site consistent with the planned use of the property;

e) That the proposed Tentative Parcel Map, as conditioned, complies with the applicable provisions of the TMC and the California Subdivision Map Act;

f) That the site is physically suitable for the proposed parcel merger because the property is of sufficient size and configuration to accommodate the proposed industrial development and because the merger will eliminate internal parcel boundaries that could otherwise complicate site design, circulation, utility improvements, and future operations;

g) That the proposed Tentative Parcel Map, as conditioned, will not interfere with the orderly development of the City because the merger of the three existing parcels into one parcel will facilitate coordinated development of the site as a single industrial project consistent with the General Plan and zoning regulations applicable to the property;

h) That the proposed Tentative Parcel Map, as conditioned, will not discourage the appropriate existing or future use of surrounding properties because the parcel merger does not alter the permitted land uses on the site and supports development that is compatible with surrounding industrial, transportation, utility, and business park uses;

i) That there will be adequate provisions for public access, utilities, drainage, and other public services necessary to serve the merged parcel and the proposed development;

j) That the proposed Tentative Parcel Map, as conditioned, will not produce any or all of the following results:

- Damage or nuisance from noise, smoke, odor, dust or vibration,
- Hazard from explosion, contamination or fire,
- Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

because the parcel merger itself does not intensify development beyond that evaluated in the Final EIR and facilitates coordinated development of the site in accordance with applicable City standards; and

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** DIV21-00007, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that DIV21-00007 filed by Prologis, L.P. to allow the merger of three existing parcels into one parcel on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in DIV21-00007; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to TMC Section 92.28.1 et seq. on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be

established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That approval of DIV21-00007 shall become null and void unless exercised within two (2) years from the date of Planning Commission approval, unless extended in accordance with the provisions of the TMC; and
3. That centerline ties shall be filed with and approved by the Community Development Department, Engineering Division, prior to recordation of the Parcel Map. (Engineering Division)

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of August 2026 by the following roll call vote:

ATTEST:

_____	_____
Secretary, Planning Commission	Chair, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Planning Commission

PLANNING COMMISSION RESOLUTION NO. 2026-035

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA APPROVING A WAIVER AS PROVIDED FOR IN DIVISION 9, CHAPTER 4, ARTICLE 2 OF THE TORRANCE MUNICIPAL CODE TO ALLOW SCREEN WALLS THAT EXCEED THE MAXIMUM PERMITTED HEIGHT ON PROPERTY LOCATED IN THE HEAVY MANUFACTURING DISTRICT (M-2) AT THE NORTHEAST CORNER OF DEL AMO BOULEVARD AND PRAIRIE AVENUE/MADRONA AVENUE.

WAV21-00006: PROLOGIS, L.P.

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026, to consider applications filed by Prologis, L.P. for a Conditional Use Permit (CUP21-00016) to allow construction of a 403,033-square-foot industrial warehouse and logistics facility, a Tentative Parcel Map (DIV21-00007) to merge three existing parcels into one parcel, a Waiver (WAV21-00006) to allow screen walls that exceed the maximum permitted height, and an Environmental Assessment (EAS21-00001) for certification of a Final Environmental Impact Report (Final EIR) in accordance with the California Environmental Quality Act (CEQA), on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project; and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings have been held, all in accordance with the provisions of Division 9, Chapter 1, Article 31; Division 9, Chapter 2, Article 29; Division 9, Chapter 4, Article 2; and Division 9, Chapter 5, Article 1 of the Torrance Municipal Code (TMC); and

WHEREAS, based on all the evidence found and public testimony considered, the Planning Commission of the City of Torrance by roll call vote approved a motion to certify the Final EIR and adopt the Findings of Fact and Mitigation Monitoring and Reporting Program (MMRP) for the Prologis Del Amo and Prairie Center Project; and

WHEREAS, the Planning Commission of the City of Torrance does hereby find and determine as follows:

a) That the project site is located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006);

b) That the project site consists of approximately 31.3 acres designated Heavy Industrial (I-HVY) by the General Plan and zoned M-2;

c) That the project includes interior screen walls measuring up to approximately 14 feet in height that are intended to screen truck parking, loading areas, trailer parking, and associated operational activities from public view;

d) That strict enforcement of the eight-foot wall height limitation contained in TMC Section 92.13.2(d) would result in unreasonable difficulties because it would substantially reduce the effectiveness of the project's screening program and limit the ability to adequately screen truck parking, loading areas, trailer parking, and associated operational activities from adjacent public rights-of-way. The proposed screen walls are an integral component of the site design and provide an effective means of improving visual compatibility between the industrial development and surrounding properties;

e) That granting the Waiver will not be materially detrimental to the public welfare or to surrounding properties because the screen walls are located within the interior of the site and are intended to improve visual compatibility by reducing views of truck parking, loading activities, trailer parking, and other operational areas. The additional wall height serves a legitimate planning purpose by improving screening and reducing visual impacts associated with industrial operations;

f) That granting the Waiver will not substantially interfere with the orderly development of the City because the project remains consistent with the I-HVY General Plan designation and the M-2 zone. The proposed screen walls support orderly industrial development by providing enhanced screening while maintaining consistency with the City's planning objectives and development standards; and

g) That the environmental impacts associated with the project have been evaluated through an EIR prepared in accordance with CEQA, which concluded that all potentially significant environmental impacts would be reduced to a less-than-significant level through implementation of mitigation measures identified in the Final EIR and MMRP.

WHEREAS, the Planning Commission by the following roll call vote **APPROVED** WAV21-00006, subject to conditions:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

NOW, THEREFORE, BE IT RESOLVED that WAV21-00006 filed by Prologis, L.P. to allow screen walls that exceed the maximum permitted height on property located at the northeast corner of Del Amo Boulevard and Prairie Avenue/Madrona Avenue (APNs 7352-015-004, 7352-015-005, and 7352-015-006), known as the Prologis Del Amo and Prairie Center Project, on file in the Community Development Department of the City of Torrance, is hereby **APPROVED** subject to the following conditions:

1. That use of the subject property shall be subject to all conditions imposed in WAV21-00006; and any amendments thereto or modifications thereof as may be approved from time to time pursuant to TMC Section 92.28.1 et seq. on file in the office of the Community Development Director of the City of Torrance; and further, that the said use shall be established or constructed and shall be maintained in conformance with such maps, plans, specifications, drawings, applications or other documents presented by the applicant to the Community Development Department and upon which the Planning Commission relied in granting approval;

2. That approval of WAV21-00006 shall become null and void unless exercised within three (3) years from the date of Planning Commission approval, unless extended in accordance with the provisions of the TMC; and

3. That the approved screen walls shall not exceed the heights depicted on the plans approved in conjunction with WAV21-00006, unless otherwise approved by the Community Development Director or through such other discretionary approval process as may be required by the TMC.

INTRODUCED, APPROVED, and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of August 2026 by the following roll call vote:

ATTEST:

_____	_____
Secretary, Planning Commission	Chair, Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

_____
Secretary, Planning Commission

ITEM 6C
ATTACHMENT 2

Location and Zoning Maps

ITEM 6C
ATTACHMENT 2



AERIAL

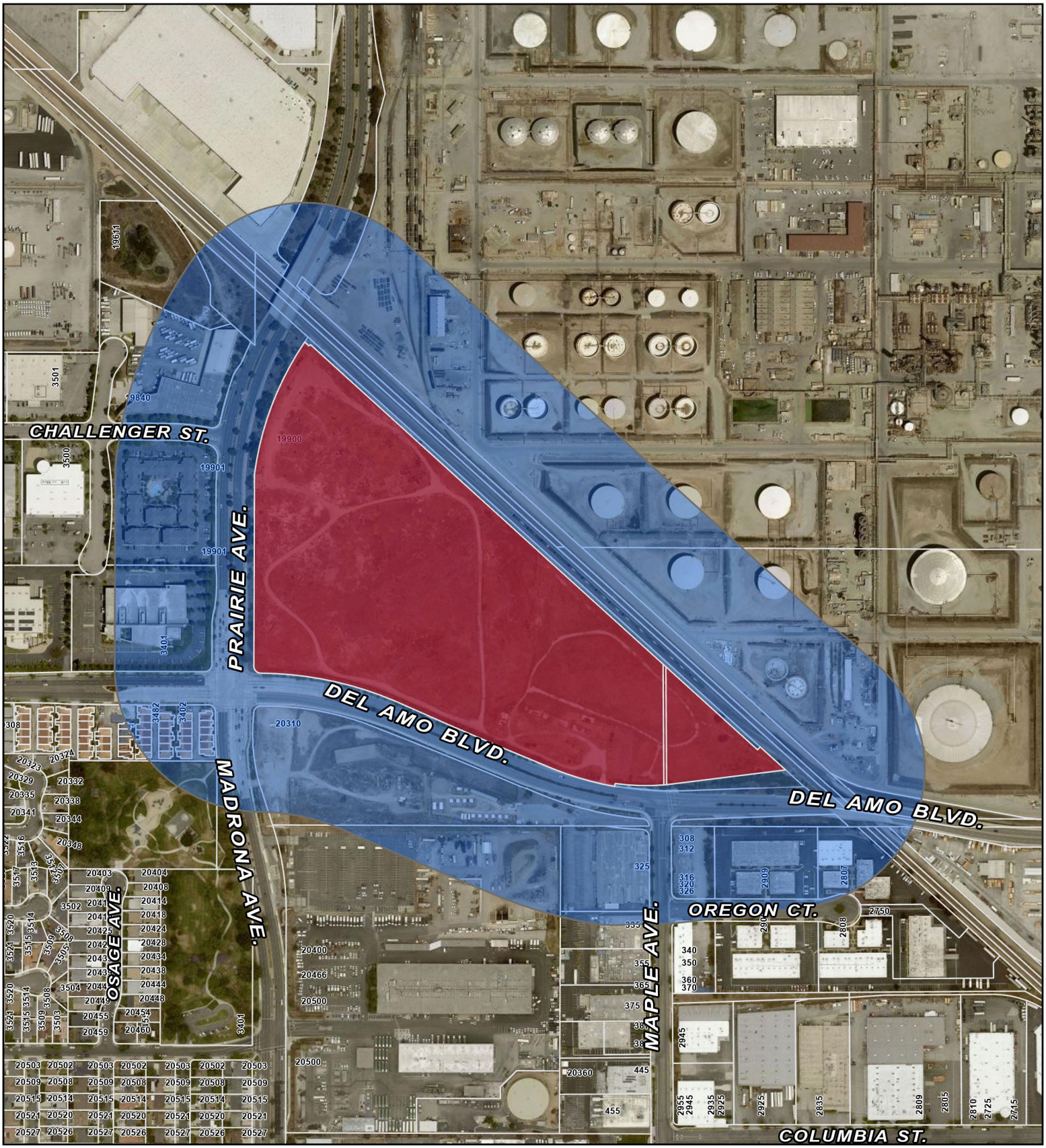
APN #:

7352-015-004

7352-015-005

7352-015-006

Path: G:\GIS projects\Planning Map\APNs7352015004_005and006\APNs7352015004_005and006_v2.aprx



500-ft NOTIFICATION RADIUS

N

0 200 400 US Feet

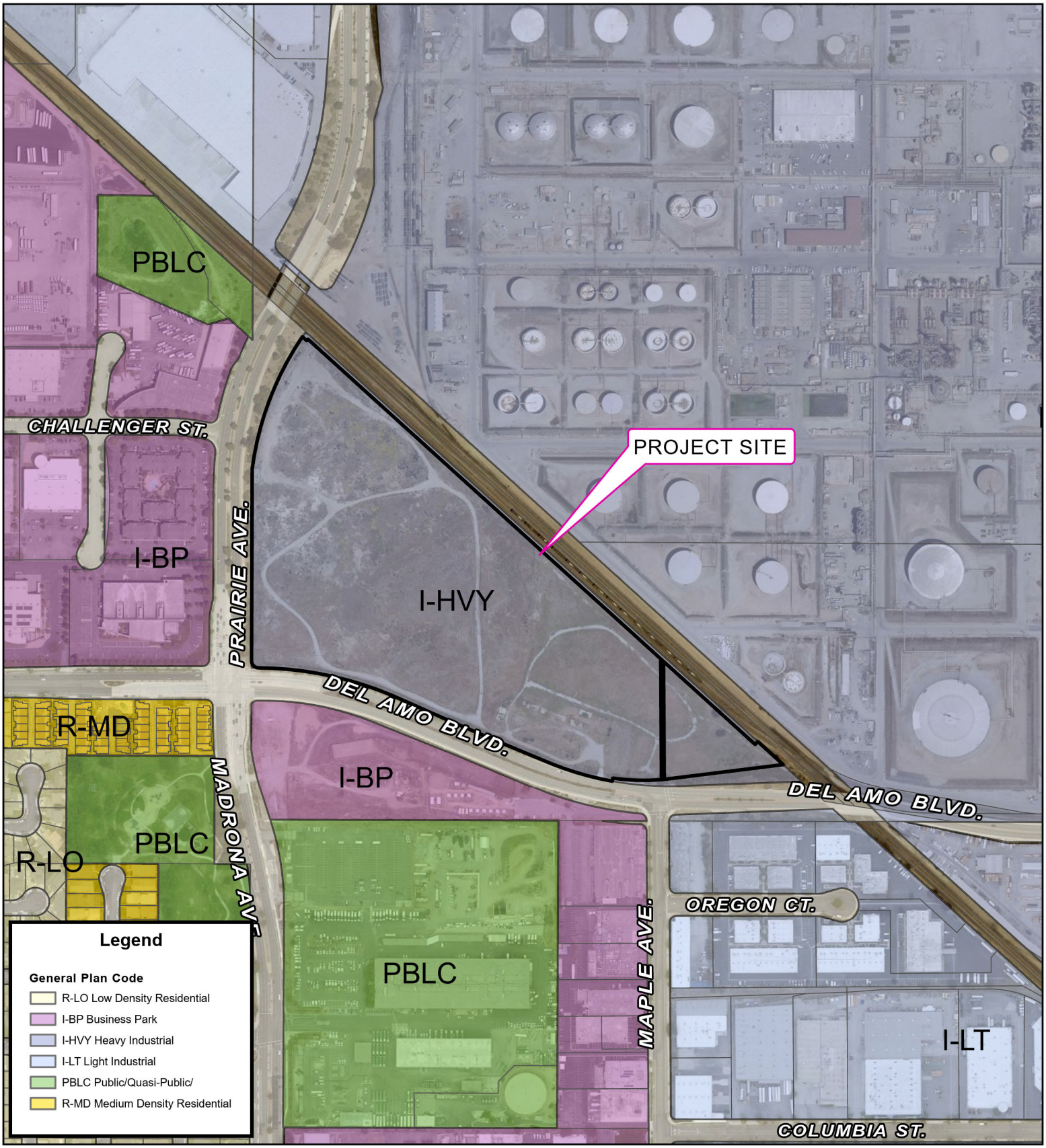
APN #:

7352-015-004

7352-015-005

7352-015-006

Path: G:\GIS projects\Planning Map\APNs7352015004_005and006\APNs7352015004_005and006_v2.aprx



GENERAL PLAN MAP

N

0 200 400 US Feet

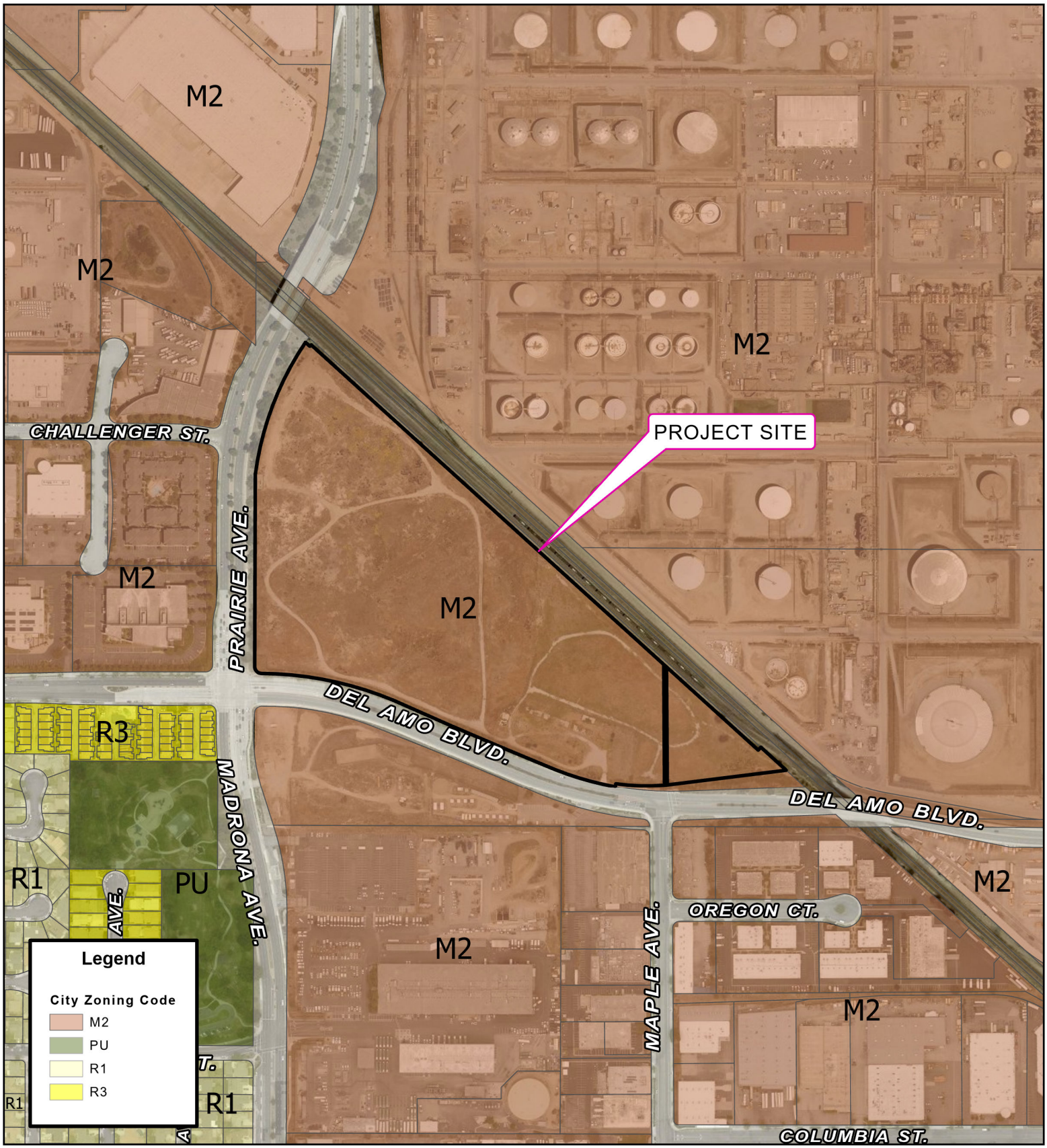
APN #:

7352-015-004

7352-015-005

7352-015-006

Path: G:\GIS projects\Planning Map\APNs7352015004_005and006\APNs7352015004_00



ZONING MAP

APN #:

7352-015-004

7352-015-005

7352-015-006

N

0 200 400 US Feet

Path: G:\GIS projects\Planning Map\APNs7352015004_005and006\APNs7352015004_00

ITEM 6C
ATTACHMENT 3

Findings of Fact

ITEM 6C
ATTACHMENT 3

CITY OF TORRANCE

CEQA FINDINGS OF FACT REGARDING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROLOGIS DEL AMO AND PRAIRIE CENTER PROJECT
STATE CLEARINGHOUSE NO. 2025040130

1. INTRODUCTION

These Findings of Fact are made pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.) to support a decision to adopt the Prologis Del Amo and Prairie Center Project ("proposed Project").

The City of Torrance ("City"), as Lead Agency, has prepared and certified a Final Environmental Impact Report (Final EIR) for the Project, which consists of:

- Draft Environmental Impact Report dated [April 2026]
- Final Environmental Impact Report dated [August 2026], including:
  - Responses to comments
  - Revisions to the Draft EIR
  - Mitigation Monitoring and Reporting Program (MMRP)

The Planning Commission has reviewed and considered the entire administrative record, including the Final EIR and Draft EIR (collectively referred to as "EIR"), prior to taking action to approve the proposed Project.

2. CEQA FINDINGS REQUIREMENTS

These Findings relate to the approval of the Project. The City of Torrance is the CEQA Lead Agency for the Project. The Findings state the City's conclusions regarding the significance of the potential environmental impacts of the proposed Project after all feasible mitigation measures have been adopted. CEQA requires agencies to identify mitigation measures that would avoid or substantially lessen a project's significant impacts or potential significant impacts if such measures are feasible. The mitigation measures identified in the Final EIR mitigate the potential significant impacts of the proposed Project, to the extent feasible, as described in the Final EIR. All mitigation measures identified in the Final EIR are incorporated as conditions of approval of the Project. By adopting the feasible mitigation measures listed in the Final EIR as conditions of approval where appropriate, and by establishing a Mitigation Monitoring and Reporting Program (MMRP) to ensure implementation of all mitigation measures, the City will ensure significant impacts are avoided or reduced to the maximum extent feasible.

Pursuant to CEQA Guidelines §15091, no public agency shall approve or carry out a project for which an EIR has been certified that identifies one or more significant adverse environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. Lead Agencies must not approve a project that will have a significant effect on the environment unless it finds that specific overriding economic, legal, social, technological, or other considerations, such as region-wide or statewide

environmental benefits, of the project outweigh the unavoidable significant adverse environmental effects, thereby rendering them "acceptable" to the decisionmaker. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the significant effect as identified in the Final EIR;
2. Such changes or alterations are within another agency's jurisdiction and have been or can and should be adopted by that agency; or
3. Specific economic, legal, social, technological, or other considerations make mitigation or Project alternatives identified in the Final EIR infeasible.

The City has made one or more of these specific written findings regarding each significant impact associated with the Project. These findings are presented below, along with supporting facts. Project activities that would result in nominal, no impacts, or beneficial impacts are not discussed herein. Significance determinations referenced herein are derived from the environmental analysis in Chapter 4 of the Final EIR.

The EIR evaluation included a detailed analysis of impacts across nine environmental disciplines. Where possible, mitigation measures were identified to avoid or minimize significant environmental effects. As required by State CEQA Guidelines § 15126.4(a)(1)(A), the mitigation measures identified in the EIR are measures proposed by the lead agency, responsible or trustee agencies, or other persons that were not included in the proposed Project but could reasonably be expected to reduce adverse impacts if required as conditions of approving the Project. The following findings and determinations summarize the City's conclusions regarding the Final EIR and the Project:

- The Final EIR was completed in compliance with CEQA and was presented to the City; the City has received, reviewed, and considered the information contained in the Final EIR. The Final EIR reflects the City's independent judgment and analysis.
- The mitigation measures identified in the Final EIR that are applicable to the Project are feasible and shall be adopted as conditions of approval.
- The Mitigation Monitoring and Reporting Program (MMRP) identified in the Final EIR is designed to ensure compliance with the mitigation measures and shall be adopted.
- The Final EIR identifies that no significant and unavoidable impacts would occur under the proposed Project.
- The Project will provide benefits, including maximizing local job opportunities for residents living within or near the City of Torrance, limiting the distance of worker commutes and associated fuel consumption.

3. FINDINGS REGARDING SIGNIFICANT ENVIRONMENTAL EFFECTS

3.1. Findings on Significant Environmental Impacts That Cannot Be Avoided or Reduced to a Less-Than-Significant Level

The EIR does not identify any impacts that cannot be fully mitigated to a less-than-significant level.

3.2. Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation

The Final EIR identifies that implementation of the proposed Project would result in certain potentially significant environmental impacts, but that these impacts can be reduced to a less-than-significant level through the implementation of feasible mitigation measures, enforced through the adoption of the MMRP.

For each of the impacts identified below, the City finds, pursuant to Public Resources Code Section 21081(a)(1) and State CEQA Guidelines §15091(a)(1), that changes or alterations have been required in, or incorporated into, the proposed Project that mitigate or avoid the significant effects on the environment:

Biological Resources

Impact BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Construction).

Although the Project site is disturbed, it still provides habitat for sensitive species. Project activities, including vegetation removal, ground disturbance, and equipment staging, could directly damage or destroy sensitive plants and animals, degrade or fragment suitable habitat, or disturb nesting, breeding, or foraging behaviors. Species and habitat disturbance during construction would be a significant impact without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the Project, that mitigate significant effects on the environment from Impact BIO-1. Specifically, the following mitigation measures (MMs) are feasible and are adopted to mitigate significant effects from Impact BIO-1:

- **MM BIO-1a**: Mitigation for Southern Tarplant
- **MM BIO-1b**: Protection and Avoidance Surveys for Nesting Birds
- **MM BIO-1c**: Protection and Avoidance Surveys for Crotch's Bumble Bees
- **MM BIO-1d**: Protection and Avoidance Surveys for Burrowing Owls
- **MM BIO-1g**: Mitigation for Legless Lizards

Rationale for Finding. Impacts to southern tarplant due to the removal of individual plants from grading and vegetation removal, as well as permanent habitat loss, further habitat fragmentation, increased non-native species, soil degradation, water pollution, and impacts to pollinator species, would require implementation of MM BIO-1a, at a no-net-loss ratio of 1:1 for southern tarplant. Implementation of MM BIO-1b requires avoidance of active nests for all nesting bird species, MM BIO-1c requires avoidance surveys for Crotch's bumble bee and proposed Incidental Take Permitting, MM BIO-1d requires species-focused survey and avoidance requirements for burrowing owl, and MM BIO-1g includes translocation and preservation of habitat for the California legless lizard at a no-net-loss ratio of 1:1. Implementation of these mitigation measures would ensure these sensitive species are detected and fully avoided before construction begins. Impacts would be reduced to less than significant with the implementation of these mitigation measures.

Impact BIO-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (Construction).

The site is disturbed and lacks natural vegetation communities. Proposed Project construction would also not impede the use of any wildlife nurseries (such as rookeries, spawning areas, roosts, or other colonial breeding sites), as none occur within the Project site. Additionally, the construction of the proposed Project would not interfere with wildlife movement corridors, as the Project site is not part of a wildlife corridor and is unlikely to contribute to localized wildlife movement due to its geographic position within the built environment. The presence of shrubs and open areas in the Project site may provide suitable foraging habitat for local wildlife as well as nesting habitat for common bird species. Numerous common bird species are known to nest in the region and are likely to nest within the Project site. Therefore, proposed Project construction could interfere substantially with the movement of migratory birds and wildlife as a result of habitat and species disturbance, which would be a significant impact without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact BIO-4. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact BIO-4:

- **MM BIO-1b**: Protection and Avoidance Surveys for Nesting Birds

Rationale for Finding. MM BIO-1b would require avoidance of active nests during construction. With the incorporation of MM BIO-1b, the proposed Project would limit the potential for impacts to migratory birds and wildlife that may use vegetation as a nesting or nursery site. Impacts would be reduced to less than significant with the implementation of this mitigation measure.

Cultural Resources

Significant Effects. **Impact CR-1:** Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5 (Construction).

Based on the background research, pedestrian survey, and assessment of resources discussed in detail in Final EIR Section 4.3, no cultural resources meeting the definition of a historical resource have been identified within the Project area. Therefore, the proposed Project would not impact known historical resources. However, there is the potential to encounter unknown buried resources, which could result in a significant impact if the proposed Project were to cause a substantial change in the significance of a historical resource.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact CR-1. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact CR-1.

- **MM CR-1:** Inadvertent Discovery of Cultural Resources

Rationale for Finding. MM CR-1 outlines the procedures to follow in the event of an unanticipated discovery, including a 50-foot stop work buffer, retention of a qualified archaeologist to evaluate any finds, and recommended treatment, as needed. With implementation of MM CR-1, impacts to unknown buried resources would be reduced to less than significant.

Impact CR-2: Cause a substantial adverse change in the significance of unique archaeological resources or archaeological resources as defined in State CEQA Guidelines §15064.5 (Construction).

Based on the background research, pedestrian survey, and assessment of resources discussed in detail in Final EIR Section 4.3, no cultural resources meeting the definition of a unique archaeological resource

have been identified within the Project area. Therefore, the proposed Project would not impact known unique archaeological resources. As with any project involving ground disturbing activity, there is the potential to encounter unknown buried resources, which could result in a significant impact if the proposed Project were to cause a substantial change in the significance of an archaeological resource.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact CR-2. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact CR-2.

- **MM CR-1:** Inadvertent Discovery of Cultural Resources

Rationale for Finding. MM CR-1 outlines the procedures to follow in the event of an unanticipated discovery, including a 50-foot stop work buffer, retention of a qualified archaeologist to evaluate any finds, and recommended treatment, as needed. With implementation of MM CR-1, impacts to unknown buried resources would be reduced to less than significant.

Impact CR-3: Disturb human remains, including those interred outside of formal cemeteries (Construction).

No human remains, including those interred outside of formal cemeteries, were identified during the background research or pedestrian survey. Therefore, the proposed Project would not impact known human remains. As with all projects that involve ground disturbing activities, there is a chance to encounter unknown buried resources that could include human remains, which could result in a significant impact if the Project were to disturb human remains.

Finding. The City finds that changes or alterations have been incorporated into the Project, that mitigate significant effects on the environment from Impact CR-3. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact CR-3.

- **MM CR-3**: Inadvertent Discovery of Human Remains

Rationale for Finding. MM CR-3 states that if human remains are encountered (or suspected) during onsite construction activities, Section 7050.5 of the California Health and Safety Code must be followed and outlines communication procedures consistent with the California Health and Safety Code. Therefore, with implementation of MM CR-3, impacts to human remains, would be reduced to less than significant.

Greenhouse Gas Emissions

Impact GHG-1: Conflict with or obstruct implementation of an applicable air quality plan (O&M).

Operation phase activities associated with the proposed Project include emissions from area sources, energy sources, mobile sources, stationary sources, on-site cargo equipment, transportation refrigeration units, water treatment, solid waste, and refrigerants. Total unmitigated yearly greenhouse gas emissions would be 4,705 metric tons carbon dioxide equivalent per year ($MTCO_2e$/yr), which would exceed the applicable threshold of 3,000 $MTCO_2e$/yr. With implementation of MM GHG-1a through MM GHG-1d, which include design features and operational restrictions to reduce greenhouse gases, impacts would still be significant. However, with implementation of MM GHG-1f, impacts would be reduced to a less than significant level, as described below.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GHG-1. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact GHG-1:

- **MM GHG-1a:** Reduce Vehicle Idling
- **MM GHG-1b:** Provide Documentation for Clean Engine Incentives

- **MM GHG-1c:** Provide EV Charging Stations
- **MM GHG-1d:** Electrify Truck and Dock Bays
- **MM GHG-1e:** Use Zero-Emission On-Site Equipment
- **MM GHG-1f:** Reduce GHG Emissions or Surrender Offset Credits

Rationale for Finding. MMs GHG-1a through GHG-1d include design features and operational restrictions to reduce greenhouse gas emissions. However, these measures would not achieve quantifiable reductions, as modeled in CalEEMod, and as such, to provide a conservative estimate of emissions from the proposed Project, no reductions in emissions are assumed to occur with implementation of these measures. With the implementation of MM GHG-1e, all operational off-road equipment would be equipped with zero-emission engines, which provides a quantifiable decrease in emissions. In order to reduce impacts to less than significant, the Project will follow the South Coast Air Quality Management District Tier 5 approach. Under the Tier 5 approach, the Project's GHG emissions are quantified, and any emissions exceeding the applicable threshold (3,000 $MTCO_2e$) are offset through offsite mitigation (GHG reduction projects) or by purchasing offset credits. This would reduce GHG emissions to below the applicable threshold. This approach is proposed via MM GHG-1f.

Implementation of MM GHG-1f would reduce or offset Project-related GHG emissions by improving the efficiency of on-site operations or avoiding on-site use of diesel fuel, gasoline, and other fossil fuels through, for example, electrification of equipment; or cause GHG reductions or carbon sequestration to occur off site, such as GHG reduction projects, carbon sequestration projects, or offset credits. With mitigation, the rates of GHG emissions during operation of the proposed Project could feasibly be reduced or offset such that impacts would be less than significant.

Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the greenhouse gas emissions (O&M).

The proposed Project would result in a significant impact if it were to conflict with California's Cap and Trade Program, CARB's 2022 Scoping Plan, or the City of Torrance CAP. The proposed Project could result in a significant impact if operational GHG emissions are not reduced or offset, because without mitigation, the emissions exceed the City's threshold.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GHG-2. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact GHG-2:

- **MM GHG-1a:** Reduce Vehicle Idling
- **MM GHG-1b:** Provide Documentation for Clean Engine Incentives
- **MM GHG-1c:** Provide EV Charging Stations
- **MM GHG-1d:** Electrify Truck and Dock Bays
- **MM GHG-1e:** Use Zero-Emission On-Site Equipment
- **MM GHG-1f:** Reduce GHG Emissions or Surrender Offset Credits

Rationale for Finding. With implementation of MM GHG-1a through MM GHG-1f, design features, operational restrictions, and off-site reductions would be included to ensure that O&M of the proposed Project would be consistent with all applicable plans, policies, and regulations adopted for the purpose of reducing greenhouse gases. As such, operational impacts would be less than significant with mitigation.

Geology, Soils, and Paleontological Resources

Impact GEO-1: Directly or indirectly cause potential substantial adverse effects due to rupture of a known earthquake fault, seismic ground shaking, or liquefaction (Construction and O&M).

There would be no impacts related to earthquake fault rupture as the Project site is not located within an Alquist-Priolo Earthquake Fault Zone of potential surface fault rupture, or a zone of potential seismically-induced liquefaction. However, the City of Torrance is in a highly active earthquake zone with the 750-mile-long San Andres Fault, plus other faults, well within range to cause considerable effects. Local strong ground shaking will cause differential dynamic compaction, where some parts of the ground compact more than others. This can lead to uneven settlement and potential damage to structures, which is possible on the Project site due to the undocumented fill in the borrow pit, consisting of clay, in contrast to the relatively dense native sands in the remaining portions of the Project site. This impact could be potentially significant without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GEO-1. Specifically, the following mitigation measure is feasible and is adopted to mitigate significant effects from Impact GEO-1:

- **MM GEO-1:** Implement Recommendations in Geotechnical Investigations

Rationale for Finding. MM GEO-1 would require compliance with the recommendations in the *2023 Geotechnical Design Update* (Leighton, 2023), including the removal of undocumented fill and compaction of onsite native sands to avoid any potential hazards related to compromising the structural integrity of the proposed industrial building. Therefore, impacts from proposed Project construction related to seismic ground shaking would be reduced to less than significant with mitigation.

Impact GEO-3: Be located on a geologic unit that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse (Construction and O&M).

The Project site does not have conditions that would lead to liquefaction, lateral spreading, or landslides, due to its location and lack of natural slopes. Regarding subsidence and collapse, uneven settlement and potential damage to structures is possible on the Project site due to the undocumented fill in the borrow pit, consisting of clay, in contrast to the relatively dense native sands in the remaining portions of the Project site (Leighton, 2023). Impacts related to unstable geologic units are potentially significant without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GEO-3. Specifically, the following mitigation measure is feasible and is adopted to mitigate significant effects from Impact GEO-3:

- **MM GEO-1:** Implement Recommendations in Geotechnical Investigations

Rationale for Finding. MM GEO-1 would require the removal of undocumented fill and compaction of onsite native sands to avoid any potential hazards related to compromising the structural integrity of the proposed industrial building. Implementation of MM GEO-1 would reduce impacts to less than significant.

Impact GEO-4: Be located on expansive soil, creating substantial direct or indirect risks to life and property (Construction and O&M).

Based on the *2023 Geotechnical Design Update* completed for the Project site (Leighton, 2023), the borrow pit in the central portion of the Project site includes undocumented fill consisting of expansive clay extending below elevation 60 feet in the central area of the borrow pit. In addition, fill was placed in a separate area in the northwestern portion of the site. The *2023 Geotechnical Design Update*

recommends removing all undocumented fill from under the proposed industrial building footprint, which would extend down to elevation 50 feet above msl in the central portion of the borrow pit. Site sands in the remaining portion of the Project site are non-expansive and have desirable consolidation characteristics (compared to clay) when properly compacted. However, the City of Torrance is known to have undesirable, highly expansive clays not far from the Project site. Such clays are undesirable due to adverse expansion and consolidation characteristics, including consolidating slower over time relative to sand.

Because the Project site is located on expansive soil, the proposed Project could create substantial direct or indirect risks to life and property if the soils are not removed and/or compacted during construction, and the expansion and contraction cycle of the soils results in compromising the structural integrity of the proposed industrial building. This impact would be potentially significant without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GEO-4. Specifically, the following mitigation measure is feasible and is adopted to mitigate significant effects from Impact GEO-4:

- **MM GEO-1:** Implement Recommendations in Geotechnical Investigations

Rationale for Finding. MM GEO-1 would require the removal of undocumented fill and compaction of onsite native sands to avoid any potential hazards related to expansive soil. Implementation of MM GEO-1 would ensure that impacts from proposed Project construction related to expansive soils would be less than significant with mitigation.

Impact GEO-5: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (Construction).

Due to the disturbed nature of the Project site, it does not include any unique geologic features. The Project site has been mapped at the eastern margin of "older, stabilized dune and drift sand – mostly unconsolidated fine-grained sand" (Qos). Qos (Older Sands, generally Pleistocene in age [2.6 million to 1,700 years ago]) fine-grained sand in Los Angeles County does have potential for paleontological resources (Michael Baker International, 2021). Fine-grained sand, especially in sedimentary formations like Qos, can preserve fossils of various organisms, including vertebrate and invertebrate remains. In addition, fossil localities have been recorded previously within the Qos unit (Michael Baker International, 2021).

The *2023 Geotechnical Design Update* conducted for the Project site (Leighton, 2023) recommends over-excavating and recompacting all undocumented fill under the proposed industrial building footprint. Other areas of excavation for proposed utilities or parking areas would likely require less excavation; however, the potential exists for ground-disturbing activities to be completed in previously undisturbed soils, which could result in damaging unknown paleontological resources, thereby causing a potentially significant impact without mitigation.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact GEO-4. Specifically, the following mitigation measure is feasible and is adopted to mitigate significant effects from Impact GEO-4:

- **MM GEO-5:** Monitor Ground-Disturbing Activities

Rationale for Finding. Ground-disturbing activities are proposed to be completed in previously undisturbed soils, which could result in damaging unknown paleontological resources. MM GEO-5 is required to ensure that any paleontological resources discovered during proposed Project construction would be dealt with in a manner so as to protect any resource encountered during construction activities.

With implementation of MM GEO-5, impacts from proposed Project construction on paleontological resources would be reduced to less than significant.

Tribal Cultural Resources

Impact TCR-1: Cause a substantial adverse change in the significance of a Tribal Cultural Resource (Construction).

No Tribal Cultural Resources were identified during the background research, through Assembly Bill (AB) 52 consultation, or during the pedestrian survey; therefore, the proposed Project would not cause a substantial adverse change in the significance of a known Tribal Cultural Resource. However, with any project involving ground disturbing activity there is the potential to encounter unknown buried resources, which would result in a significant impact.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact TCR-1. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact TCR-1:

- **TCR-1a**: Retention of Tribal Monitor
- **TCR-1b**: Unanticipated Discovery of a Tribal Cultural Resource
- **TCR-1c**: Unanticipated Discovery of Human Remains and Grave Goods
- **TCR-1d:** MLD Recommendations for Unanticipated Discovery of Human Remains and Grave Goods

Rationale for Finding. As recommended by the Kizh Nation, MM TCR-1a requires the Applicant to retain and compensate a tribal monitor from the Kizh Nation to be present during all ground disturbing activities. MM TCR-1b grants the tribal representative stop work authority of a 50-foot buffer and established procedures for treatment plans of unanticipated discoveries. MM TCR-1c and MM TCR-1d outline the procedures for the unanticipated discovery of human remains or grave goods, including notification of the County Coroner and Native American Heritage Commission, as well as procedures for establishing treatment plans of the remains and goods. With implementation of MM TCR-1a through MM TCR-1d, impacts to unknown buried Tribal Cultural Resources would be reduced to less than significant.

Impact TCR-2: Cause a substantial adverse change in the significance of a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, and that is a Tribal Cultural Resource identified by a California Native American tribe (Construction).

No Tribal Cultural Resources were identified during background research, through AB 52 consultation, or during the pedestrian survey. Therefore, the proposed Project would not cause a substantial adverse change in the significance of a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, and that the resource is a Tribal Cultural Resource identified by a California Native American tribe. However, as with any project involving ground disturbing activity there is the potential to encounter unknown buried resources, which would result in a significant impact.

Finding. The City finds that changes or alterations have been incorporated into the proposed Project, that mitigate significant effects on the environment from Impact TCR-2. Specifically, the following mitigation measures are feasible and are adopted to mitigate significant effects from Impact TCR-2:

- **MM TCR-1a**: Retention of Tribal Monitor
- **MM TCR-1b**: Unanticipated Discovery of a Tribal Cultural Resource

- **MM TCR-1c**: Unanticipated Discovery of Human Remains and Grave Goods
- **MM TCR-1d**: MLD Recommendations for Unanticipated Discovery of Human Remains and Grave Goods

Rationale for Finding. As recommended by the Kizh Nation, MM TCR-1a requires the Applicant to retain a tribal monitor from the Kizh Nation to be present during all ground disturbing activities. MM TCR-1b grants the tribal representative stop work authority of a 50-foot buffer and establishes procedures for treatment plans of unanticipated discoveries. MM TCR-1c and MM TCR-1d outline the procedures for the unanticipated discovery of human remains or grave goods, including notification of the County Coroner and Native American Heritage Commission, as well as procedures for establishing treatment plans of the remains and goods. With implementation of MM TCR-1a through MM TCR-1d, impacts to unknown buried Tribal Cultural Resources would be reduced to less than significant.

3.3. Findings on Less-Than-Significant Impacts

Based on the Final EIR, the City finds the Project would result in less-than-significant impacts on the entire issue area discussed below or on specific impacts within that issue area, as specified below.

Air Quality

All of the Project's impacts on air quality were determined to be less than significant without mitigation and include Impact AQ-1: Conflict with or obstruct implementation of an applicable air quality plan (Construction and Operation and Maintenance [O&M]); Impact AQ-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (Construction and O&M); Impact AQ-3: Expose sensitive receptors to substantial pollutant concentrations (Construction and O&M); and Impact AQ-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people (Construction and O&M).

Reference: Final EIR Section 4.1, Air Quality.

Biological Resources

Biological resources impacts determined to be less than significant without mitigation include Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (Construction and O&M); Impact BIO-3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (O&M); Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (O&M); and Impact BIO-6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Potentially significant impacts on biological resources that require mitigation are discussed in Section 3.2, Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation.

Reference: Final EIR Section 4.2, Biological Resources

Cultural Resources

Cultural resources impacts determined to be less than significant without mitigation include Impact CR-1: Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5 (O&M); Impact CR-2: Cause a substantial adverse change in the significance of unique archaeological resources or archaeological resources as defined in State CEQA Guidelines §15064.5 (O&M); and Impact CR-3: Disturb human remains, including those interred outside of formal cemeteries (O&M).

Potentially significant impacts on cultural resources that require mitigation are discussed in Section 3.2, Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation.

Reference: Final EIR Section 4.3, Cultural Resources

Greenhouse Gas Emissions

Greenhouse gas emissions impacts determined to be less than significant without mitigation include Impact GHG-1: Conflict with or obstruct implementation of an applicable air quality plan (Construction); and Impact GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the greenhouse gas emissions (Construction).

Potentially significant impacts on greenhouse gas emissions that require mitigation are discussed in Section 3.2, Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation.

Reference: Final EIR Section 4.4, Greenhouse Gas Emissions

Geology, Soils, and Paleontological Resources

Geology, soils, and paleontological resources impacts determined to be less than significant without mitigation include Impact GEO-2: Result in substantial erosion or loss of topsoil (Construction and O&M); and Impact GEO-5: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature (O&M).

Potentially significant impacts on Geology, Soils, and Paleontological resources that require mitigation are discussed in Section 3.2, Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation.

Reference: Final EIR Section 4.5, Geology, Soils, and Paleontological Resources

Hazards and Hazardous Materials

Hazards and hazardous materials impacts determined to be less than significant without mitigation include Impact HAZ-1: Create a significant risk to the public or the environment from the routine use, transport, storage, and disposal of hazardous materials (Construction and O&M); Impact HAZ-2: Create a significant risk to human health and the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials (Construction and O&M); Impact HAZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (Construction and O&M); Impact HAZ-4: Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Construction and O&M); Impact HAZ-5: Impair or interfere with an adopted emergency response plan or emergency evacuation plan (Construction and O&M); and Impact HAZ-6: Expose people or structures to a significant risk of loss, injury, or death from wildland fires (Construction and O&M).

Reference: Final EIR Section 4.6, Hazards and Hazardous Materials

Noise

Noise impacts determined to be less than significant without mitigation include Impact NOI-1: Expose persons to or generate temporary or permanent noise levels in excess of established standards (Construction and O&M); and Impact NOI-2: Expose persons to or generate excessive groundborne vibration (Construction and O&M).

Reference: Final EIR Section 4.7, Noise

Transportation

Transportation impacts determined to be less than significant without mitigation t include Impact TRA-1: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities (Construction and O&M); Impact TRA-2: Conflict or be inconsistent with State CEQA Guidelines §15064.3(b) regarding vehicle miles traveled (Construction and O&M); Impact TRA-3: Substantially increase hazards due to a geometric design feature or incompatible uses (Construction and O&M); and Impact TRA-4: Result in inadequate emergency access (Construction and O&M).

Reference: Final EIR Section 4.8, Transportation

Tribal Cultural Resources

Tribal cultural resources impacts determined to be less than significant without mitigation include Impact TCR-1: Cause a substantial adverse change in the significance of a Tribal Cultural Resource (O&M); and Impact TCR-2: Cause a substantial adverse change in the significance of a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, and that is a Tribal Cultural Resource identified by a California Native American tribe (O&M).

Potentially significant impacts on Tribal Cultural resources that require mitigation are discussed in Section 3.2, Findings on Significant Environmental Impacts That Can Be Reduced to a Less-Than-Significant Level with Mitigation.

Reference: Final EIR Section 4.9, Tribal Cultural Resources

3.4. Findings on Effects Not Found to be Significant

The City finds that the following environmental issue areas analyzed in the EIR were determined to result in less-than-significant impacts or no impacts, including those identified pursuant to CEQA Guidelines §15128, and therefore do not require findings under Section 15091. These issue areas were discussed in Section 6.3 of the Final EIR.

- Aesthetics (Reference: Final EIR Section 6.3.1)
- Agriculture and Forestry Resources (Reference: Final EIR Section 6.3.2)
- Energy (Reference: Final EIR Section 6.3.3)
- Hydrology and Water Quality (Reference: Final EIR Section 6.3.4)
- Land Use and Planning (Reference: Final EIR Section 6.3.5)
- Mineral Resources (Reference: Final EIR Section 6.3.6)

- Population and Housing (Reference: Final EIR Section 6.3.7)
- Public Services (Reference: Final EIR Section 6.3.8)
- Recreation (Reference: Final EIR Section 6.3.9)
- Utilities and Service Systems (Reference: Final EIR Section 6.3.10)
- Wildfire (Reference: Final EIR Section 6.3.11)

4. FINDINGS FOR IRREVERSIBLE ENVIRONMENTAL CHANGES

Irreversible and irretrievable environmental changes caused by a project include long-term uses of non-renewable and non-recoverable resources during construction and operation (State CEQA Guidelines §15126.2(c)).

Finding and Rationale. The proposed Project would require the use of non-renewable resources to develop the site. Construction of the proposed Project would require the use of non-renewable resources, such as fossil fuels, electrical energy, and some types of construction materials, such as steel, concrete, and rock. Fossil fuels and electrical energy would be consumed during the construction and the operational phases of the proposed Project. Diesel and gasoline would continue to be used for facility operations, however, pursuant to MM GHG-1e (Final EIR Section 4.4.3.4), all on-site outdoor cargo handling equipment and all on-site indoor forklifts will be zero-emission powered engines. Those energy resources would for the most part be irretrievable and would cause irreversible changes in supplies of fossil fuel available for other uses. However, as described in Final EIR Section 6.3.3, Energy, over time, increasing portions of the Project's on-site and off-site energy use would be provided from renewable supplies that would decrease the Project's use of non-renewable fuels.

Non-recoverable materials would be used during construction and operation, but the amounts would be accommodated by existing supplies. In particular, apart from fossil fuels, non-recoverable material resources committed to the proposed Project would include construction materials such as steel, concrete, and gravel. Although the amounts needed are considered minor relative to existing supplies and reserves, they would nevertheless be unavailable for other uses. The minimal irreversible changes would be justified by the benefits from the proposed Project's support of the regional goods movement industry, in an efficient manner, and limited distance of worker commutes and associated fuel consumption. Therefore, the irreversible and irretrievable commitments of resources associated with the proposed Project are justified under CEQA.

5. FINDINGS REGARDING ALTERNATIVES

The EIR evaluated a reasonable range of alternatives to the proposed Project that could feasibly attain most of the basic Project objectives while avoiding or substantially reducing environmental impacts, consistent with State CEQA Guidelines §15126.6. The EIR analyzed the following alternatives:

- Alternative 1: No Project/No Development Alternative
- Alternative 2: Existing Zoning –Professional Office Alternative
- Alternative 3: Manufacturing Use Alternative

The Final EIR includes a detailed comparison of the environmental impacts of these alternatives relative to the Proposed Project, including an alternatives comparison table that evaluates impacts across all resource areas analyzed in the EIR. The City finds that the range of alternatives analyzed in the Final EIR

reflects a good-faith effort to identify feasible alternatives that would reduce environmental impacts while meeting the Project's fundamental objectives. The findings for each alternative are presented below.

Alternative 1: No Project/No Development Alternative

The No Project/No Development Alternative (Alternative 1) is required under State CEQA Guidelines §15126.6(e) and would not result in any development or improvements to the existing site. Under the No Project/No Development Alternative (Alternative 1), construction and operation of a warehouse building, and the proposed off-site improvements would not occur. Under this alternative, the entire 31.3-acre Project site would remain vacant. Under this alternative, remediation would still occur, under the oversight of LARWQCB in accordance with the provisions of the California Land Reuse and Revitalization Act (CLRRA) of 2004 under an approved Response Plan and Soil Management Plan (SCS Engineers, 2025a and 2025b).

Finding: The City hereby finds that although the No Project/No Development Alternative (Alternative 1) would result in reduced construction and operationally related environmental impacts as compared to the proposed Project, this alternative would not result in a warehouse facility, and thus it would not meet the underlying primary purpose and objectives of the Project of developing an industrial project on the site in conformance with the City of Torrance General Plan, efficiently developing an underutilized property in proximity to regional highways to help meet regional demands for goods movement facilities, or facilitating job creation and maximizing new job opportunities in the City of Torrance. As a result, the City finds that the No Project/No Development Alternative (Alternative 1) is not a feasible alternative to the Proposed Project because it would not accomplish the Project's primary purpose and objectives.

Rationale for Finding: The No Project/No Development Alternative (Alternative 1) would result in reduced environmental impacts related to all issue areas as compared to the proposed Project because this alternative would not include any construction or operational activity. While the No Project/No Development Alternative (Alternative 1) would result in reduced environmental impacts, it would not meet the underlying purpose and objective of the proposed Project, which is to develop a warehouse facility to support regional demands for goods movement facilities, and to develop an industrial project in conformance with the City's General Plan.

Alternative 2: Existing Zoning –Professional Office Alternative

The Existing Zoning – Professional Office Alternative (Alternative 2) would consider the development of the Project site with a use that is different from the industrial use under the proposed Project but that still conforms to the existing zoning standards, specifically the M-2 Zone which in addition to industrial uses, also allows businesses and professional office uses. Under the Existing Zoning – Professional Office Alternative (Alternative 2), a total of approximately 350,000 sf of professional office uses and 1,050 parking spaces would be constructed. The alternative would consider the development of one or more professional office buildings at the Project site, which would contain individual office suites occupied by a range of professional tenants. The remaining areas of the Project site would be developed with parking areas, drive aisles, driveway(s), lighting, utility connections, stormwater treatment and conveyance facilities, and landscaped areas. Under this alternative, remediation would still occur, under the oversight of LARWQCB in accordance with the provisions of the California Land Reuse and Revitalization Act (CLRRA) of 2004 under an approved Response Plan and Soil Management Plan (SCS Engineers, 2025a and 2025b).

Finding: The City hereby finds that the Existing Zoning – Professional Office Alternative (Alternative 2) would result in greater impacts during operations related to air quality, energy, GHG emissions, and noise, due to the change to office use and associated increase in daily trips. Additionally, the Existing Zoning – Professional Office Alternative (Alternative 2) would only achieve some of the Project objectives, and

would not meet the underlying primary purpose and objectives of the Project of developing an underutilized property in proximity to regional highways to help meet regional demands for goods movement facilities, or facilitating job creation and by establishing new industrial development that can accommodate a wide variety of users. As a result, the City finds that the Existing Zoning – Professional Office Alternative (Alternative 2) is not a feasible alternative to the Proposed Project because it would not accomplish the Project's primary purpose and objectives.

Rationale for Finding: The Existing Zoning –Professional Office Alternative (Alternative 2) would result in greater environmental impacts related to air quality, energy, GHG emissions, and noise, as compared to the proposed Project because this alternative would increase the daily trips to the site. Additionally, the Existing Zoning – Professional Office Alternative (Alternative 2) would not meet the underlying purpose and objective of the proposed Project, which is to develop a warehouse facility to support regional demands for goods movement facilities.

Alternative 3: Manufacturing Use Alternative

The Manufacturing Use Alternative (Alternative 3) would consider the development of the Project site with a 403,033 sf industrial building for manufacturing uses only (whereas the proposed Project specifically includes storage and distribution uses, particularly warehousing, distribution, high-cube fulfillment, and up to 10% high-cube cold storage, to support the goods movement industry). Under this alternative, access to the site would be the same as the Project. Assuming all manufacturing uses for the proposed building, the Manufacturing Use Alternative would generate approximately 1,914 daily trips resulting in a decrease of 510 daily trips compared to the Project. Under this alternative, remediation would still occur, under the oversight of LARWQCB in accordance with the provisions of the California Land Reuse and Revitalization Act (CLRRA) of 2004 under an approved Response Plan and Soil Management Plan (SCS Engineers, 2025a and 2025b).

Finding: The City hereby finds that the Manufacturing Use Alternative (Alternative 3) would result in reduced impacts to GHG emissions. However, even when accounting for the reduced mobile source emissions (approximately 21 percent reduction compared to the Project) and elimination of transport refrigeration unit (TRU) source emissions associated with this alternative, impacts related to GHG emissions would continue to occur under this alternative, and the same mitigation measures would need to be applied. Although impacts related to air quality, energy, noise and transportation were determined to be less than significant (with or without mitigation) under the Project, this alternative would further reduce those impacts. Alternative 3 was identified in the Final EIR as the Environmentally Superior Alternative, because it has fewer impacts than the proposed Project, however, impacts would not be reduced to a level of significance where mitigation would not be required.

Additionally, the Manufacturing Use Alternative (Alternative 3) would meet the Project objectives to a lesser degree than the proposed Project, such as providing job opportunities and providing a variety of uses, since the alternative use would be limited in scope. While the Manufacturing Use Alternative (Alternative 3) would meet some objectives, such as redeveloping a property that has access to infrastructure, Alternative 3 would not meet the underlying primary purpose and objective of the Project of helping to meet regional demands for goods movement facilities. As a result, the City finds that the Manufacturing Use Alternative (Alternative 3) is not a feasible alternative to the proposed Project because it would not accomplish the Project's primary purpose and objectives.

Rationale for Finding: The Manufacturing Use Alternative (Alternative 3) would result in reduced environmental impacts related to GHG emissions as compared to the proposed Project because this alternative would slightly reduce daily trips to the site. While the Manufacturing Use Alternative (Alternative 3) would result in slightly reduced environmental impacts, it would not meet the underlying

purpose and objective of the proposed Project, which is to develop a warehouse facility to support regional demands for goods movement facilities.

5.1. Project Objectives and Benefits

The City finds that the Project provides the following benefits:

- Enhances regional and local mobility and circulation
- Supports economic development and job creation, and the region's goods movement industry
- Implements City General Plan goals and policies, and is compatible with adjoining land uses
- Supports sustainability and efficient land use by developing a Class A building with drought tolerant plants
- Maximizes local job opportunities for residents living within or near the City of Torrance, limiting the distance of worker commutes and associated fuel consumption

6. RECORD OF PROCEEDINGS

The documents and materials that constitute the record of proceedings upon which these findings are based are located at:

City of Torrance
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

The custodian of records is the Community Development Director or designee.

7. CERTIFICATION

The Planning Commission of the City of Torrance hereby:

1. Certifies that the Final EIR has been completed in compliance with CEQA;
2. Certifies that the Final EIR was presented to and reviewed prior to Project approval;
3. Adopts these Findings of Fact;
4. Adopts the Mitigation Monitoring and Reporting Program; and
5. Approves the Project.

8. REFERENCES

Leighton (Leighton Consulting, Inc.). 2023. Geotechnical Design Update, Proposed Warehouse Facility, 3041± Del Amo Boulevard, Torrance, Los Angeles County, California, APN: 7352-015-004, 5 and 6, Prologis Project ID: LAZ12490. October 25. Prepared for Prologis, Inc.

Michael Baker International. 2021. Cultural Resources Identification Memo Report for the Bridge 1355 and 1361 Sepulveda Project, City of Los Angeles, Los Angeles County, California. March 5. https://planning.lacity.gov/odocument/0dfd2bd1-0682-4063-83c2-9b9bf2c58555/ENV-2020-5488-D.pdf#:~:text=Older%20surficial%20sediments%20(Qos)

%20from%20either%20the,NHMLA%20completed%20a%20paleontology%20collection%20records%20search. Accessed May 27, 2025.

SCS Engineers. 2025a. Response Plan, North Posse Site, 3041 Del Amo Boulevard, Torrance, California 90503, Case No. 1434, Global ID # T10000012263. January 10.

_____. 2025b. Soil Management Plan, North Posse Site, 3041 Del Amo Boulevard, Torrance, California 90503. March 27.

ITEM 6C
ATTACHMENT 4

Mitigation Monitoring and Reporting Program
(Excerpt of Final EIR)

8. MITIGATION MONITORING AND REPORTING PROGRAM

The City of Torrance is the CEQA Lead Agency. In that role, if the proposed Project or an alternative is approved, the City will be responsible for ensuring that monitoring and reporting on required mitigation occurs. The Applicant and project proponent, Prologis, would be responsible for implementing all applicable measures, including the adopted mitigation measures and conditions of project approval, as well as conditions imposed in any permits or regulations administered by other responsible agencies. Proposed mitigation measures are listed in this Mitigation Monitoring and Reporting Program (MMRP).

Table 8-1. Proposed Mitigation Measures

BIOLOGICAL RESOURCES	
MITIGATION MEASURE	**MM BIO-1a: Mitigation for Southern Tarplant.** The Applicant shall collect seed from southern tarplant from the Project site for dispersal to a translocation site to be approved by the City of Torrance. Possible receiver sites may include Madrona Marsh or other sites with existing southern tarplant populations that can be enhanced or where suitable habitat conditions exist such that southern tarplant can be introduced. A qualified biologist will assess the potential receiver site(s) and, once a candidate site is identified, will determine what if any site preparation would be needed prior to the broadcast of seed. Preparation might include the removal of non-native vegetation and performing potential soil treatments, including scarification, to improve habitat conditions at the site. Prior to the implementation of ground-disturbing activities, a Southern Tarplant Translocation Plan will be prepared. The plan will outline seed collection procedures, site preparation (including non-native vegetation treatment), translocation methods, and monitoring requirements .
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM BIO-1b: Protection and Avoidance Surveys for Nesting Birds.** Vegetation clearing, if feasible, will be conducted outside of the nesting season (February 1 through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within three days prior any disturbance of the site, including disking, demolition activities, and grading. The qualified biologist shall possess at least 2 years of experience in Southern California ecosystems and be able to identify and locate bird nests in both urban and natural environments. The survey must encompass both the Project site and adjacent areas that activities could affect, either indirectly (e.g., construction noise or lighting) or directly (e.g., ground disturbance or dust). If an active nest is found, a qualified biologist shall establish a suitable disturbance buffer around it using flagging or staking. Construction must not occur within these buffer zones until the biologist determines the nest is inactive. Ongoing nest monitoring at least weekly throughout construction is required to ensure buffers remain intact and are respected, and to update the nest's status. The buffer shall be removed only by the qualified biologist, and work is allowed to proceed in that area once the qualified biologist confirms the nest is no longer active.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to and during construction
Verification Approval Party	City of Torrance

BIOLOGICAL RESOURCES	
MITIGATION MEASURE	**MM BIO-1c: Protection and Avoidance Surveys for Crotch's Bumble Bees.** Prior to any ground disturbance of the Project site, the Applicant shall consult with CDFW to determine whether avoidance and minimization measures are feasible to avoid "take" of Crotch's bumble bee individuals. If "take" avoidance is determined to be infeasible, then the Applicant shall obtain an Incidental Take Permit (ITP) from CDFW. The loss of up to 17.83 acres of Crotch's bumble bee habitat will be mitigated through the enhancement of offsite lands with potential to support Crotch's bumble bee. The proposed mitigation lands can be lands that are already conserved and will be enhanced specifically to improve Crotch's bumble bee uses, or lands that would be conserved specifically for Crotch's bumble bee and then enhanced. One potential mitigation area being investigated is conserved land under Los Angeles World Airports (LAWA). Habitat enhancement would be implemented at a minimum 1:1 ratio.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to and during construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM BIO-1d: Protection and Avoidance Surveys for Burrowing Owls.** Prior to construction, a qualified biologist will survey the Project site and a 500-foot buffer around the Project site for burrowing owls following methods included in the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). The first survey must be conducted between 14 and 30 days of starting initial grading or Project activities. The survey results must be submitted to the City of Torrance before any Project activities may proceed. If ground disturbance is delayed for more than 30 days, the area must be resurveyed including but not limited to a final survey conducted within 24 hours prior to ground disturbance. If burrowing owls are found, the City of Torrance must notify the California Department of Fish and Wildlife (CDFW) within three days. If "take" avoidance is determined to be infeasible, then the applicant shall obtain an Incidental Take Permit (ITP) from CDFW.. All conditions of the Incidental take Permit must be followed.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to and during construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM BIO-1g: Mitigation for Legless Lizards.** The following measures shall be implemented: ■ Relocation of Legless Lizards. Legless lizards that occupy the site will be captured and relocated to an approved site within Los Angeles County. The relocation will involve two phases. The first phase will include capture and relocation of legless lizards prior to ground disturbing activities, preferably during the winter period when soil moisture is close to the surface. The timing and duration of the initial relocation efforts will be determined by the biologist, but it is expected that relocation efforts will be staggered over a period of weeks or months prior to ground disturbing activities. The second phase will include capture and relocation of any remaining legless lizards during ground disturbing activities. The relocation site will consist of the Los Angeles World Airports (LAWA) Los Angles/El Segundo Dunes in Los Angeles County or other potentially suitable location approved by CDFW and the City of Torrance.

The Project Biologist will prepare a Southern California legless lizard Relocation Plan which will address both relocation phases, to be approved by the City of Torrance and CDFW that will include the components listed above. Specifically, the plan will include the following:

- Description of the Relocation/Receptor site, which must be procured or permissions obtained prior to implementation of the capture and relocation program.
- Description of relocation phases, including timing, methodology, duration, and responsibilities of the Project Biologist.
- Description of the Receptor Site and release of the legless lizards during each of the phases described above.

- Restoration of Coastal Dune Habitat. Coastal dune habitat at a location approved by the City of Torrance and CDFW will be restored at a minimum 1:1 ratio over the 6.76 acres of occupied habitat identified at the Project site. As previously stated, the relocation site will consist of the LAWA Los Angeles/El Segundo Dunes or other potentially suitable location(s) approved by CDFW and the City of Torrance.

  If the LAWA Los Angeles/El Segundo Dunes are selected as the relocation site, the proposed dune restoration will be implemented consistent with Appendix A-3c of the LAX Master Plan Final Environmental Impact Statement entitled "Los Angeles/El Segundo Dunes Habitat Restoration Plan" dated January 2005. Restoration would occur within the approximately 307-acre Los Angeles/El Segundo Dunes which includes an approximately 203 acres reserved for the El Segundo blue butterfly and as such includes sufficient area for the restoration effort. The Los Angeles/El Segundo Dunes support an existing population of legless lizards and represents an ideal site for the proposed restoration. The Los Angeles/El Segundo Dunes Habitat Restoration Plan includes the following performance standards for dune restoration:

  Performance criteria to be met include the attainment of 10-, 20, 30-, 40, and 45-percent cover of native species, including perennials and annuals typical of the habitat, over a five-year period, as determined by the point-intercept method, conducted during the spring, to facilitate the identification of annual species. Additional performance criteria to be met include the attainment of no more that 15-percent cover of non-native species and 0-percent cover of non-native invasive species as defined by the California Exotic Pest Plant Council [note: currently known as California Invasive Plant Council]. In addition, the following model, as prescribed in the Long-Term Management Plan, shall be adhered to with the final value, in conjunction with a 45-percent cover of native species, determining the final success criteria (Table 5.5.4-1, Southern Foredune Model: Subsite 23). If monitoring discerns any failure in performance goals, remedial plantings shall be undertaken. Habitat restoration shall be conducted by a qualified habitat restoration specialist.

  The above-referenced performance standard may be modified in coordination with CDFW and LAWA to ensure optimal habitat conditions for the legless lizard.

Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to and during construction
Verification Approval Party	City of Torrance

CULTURAL RESOURCES	
MITIGATION MEASURE	**MM CR-1: Inadvertent Discovery of Cultural Resources.** During construction, if cultural resources are encountered during ground disturbing activity, all activity within a 50-foot radius of the find shall be stopped, the City of Torrance shall be notified, and a qualified archaeologist shall be retained to evaluate the discovery will also be notified. The qualified archaeologist shall determine if the discovery meets the definition of a historical or unique archaeological resource, and make appropriate recommendations regarding the significance and treatment of such find(s) prior to the continuation of any construction work within the above-referenced 50-foot radius. If the find(s) do(es) not meet the definition of a historical or unique archaeological resource, no further study or protection is necessary prior to reinitiating construction. If the find meets the definition of a historical or unique archaeological resource, then it shall be avoided by Project activities. If avoidance is not feasible, adverse effects to such resources will be mitigated in accordance with the recommendations of the archaeologist. Recommendations may include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to the City of Torrance and the South Central Coastal Information Center.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM CR-3: Inadvertent Discovery of Human Remains**. During construction, if human remains are discovered during excavation or grading, all activity within a 50-foot radius of the find shall be stopped. The Los Angeles County Coroner shall be notified immediately to make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of the identification. Once the NAHC identifies the most likely descendant(s) (MLD), the descendant(s) will make recommendations regarding proper burial (including the treatment of grave goods), which will be implemented in accordance with Section 15064.5(e) of the California Code of Regulations, Title 14. The archaeologist shall recover scientifically valuable information, as appropriate and in accordance with the recommendations of the MLD. A report of findings documenting any data recovery shall be submitted to the City of Torrance and the South Central Coastal Information Center.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance

GREENHOUSE GAS EMISSIONS	
MITIGATION MEASURE	**MM GHG-1a: Reduce Vehicle Idling.** Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1. instructions for truck drivers to shut off engines when not in use; 2. instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3. telephone numbers of the building facilities manager and CARB to report violations. Prior to the issuance of an occupancy permit, the City shall conduct a site inspection to ensure that the signs are in place.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GHG-1b: Provide Documentation for Clean Engine Incentives**. Prior to tenant occupancy, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	After construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GHG-1c: Provide EV Charging Stations.** Final Project designs shall provide for installation of conduit in tractor trailer parking areas for the purpose of accommodating potential installation of EV truck charging stations.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to construction, during design phase
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GHG-1d: Electrify Truck and Dock Bays.** All truck/dock bays that serve cold storage facilities within the proposed buildings shall be electrified to facilitate plug-in capabilities and support use of electric standby and/or hybrid electric transport refrigeration units (TRUs).
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to construction, during design phase
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GHG-1e: Use Zero-Emission On-Site Equipment.** All on-site outdoor cargo-handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, forklifts, and other on-site equipment) and all on-site indoor forklifts will be zero-emission powered engines (electric powered or equivalent).
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance

GREENHOUSE GAS EMISSIONS	
Monitoring Phase/Timing	During operations
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GHG-1f: Reduce GHG Emissions or Surrender Offset Credits.** The Applicant or its designee shall reduce or offset annual incremental greenhouse gas (GHG) emissions from Project-related sources. The incremental GHG emissions are those GHG emissions resulting from operational activities, including transportation, during the life of the proposed Project. These incremental emissions are estimated to be ~~less than or equal to~~ approximately 48,330 metric tons of carbon dioxide equivalent ($MTCO_2e$) total over the 30-year useful life of the Project or 1,610 MTCO2e/year. The warehouse tenants (operators) would be required by SCAQMD Rule 2305 (WAIRE) to meet an annual WAIRE Points Compliance Obligation, by which the operator would need to keep track of operational truck trips, vehicle types, and emissions-related activities to submit their Annual WAIRE Report to the SCAQMD by January 31. This documentation includes: ■ The Applicant or its designee demonstrate a reduction in annual emissions such that the total emissions from the project are no more than 3,000 MTCO2e/year. This reduction needs to be documented and provided to the City for review. ■ The Applicant or its designee shall demonstrate, prior to issuance of a certificate of occupancy, that verified offset credits have been secured and surrendered in an amount equal to the total Project emissions offset required for the 30-year useful life. If this option is chosen, every 5 years the tenant must provide documentation that the average annual emissions do not exceed 4,610 MTCO2e. If there is an exceedance, those emissions must be offset via verified credits. ■ Offset credits shall be sourced from recognized voluntary carbon registries commonly relied upon for CEQA mitigation, including American Carbon Registry (ACR), Climate Action Reserve (CAR), or Verra, without geographic restriction. • Projects must demonstrate that reductions are real, additional, permanent, quantifiable, and independently verified consistent with CEQA Guidelines. GHG reductions generated or carbon sequestrations by implementing a GHG reduction project consistent with a methodology or accounting protocol that is equal to or more rigorous than CARB protocol requirements under 17 CCR 95972. The protocol for achieving reductions must determine the extent to which GHG emission reductions and GHG removal enhancements are achieved by the GHG reduction project and must establish a GHG reduction project baseline and demonstrate that the reduction of GHG emissions is real, permanent, quantifiable, verifiable, enforceable, and additional. For the purposes of this mitigation measure, the definitions of 17 CCR 95802(a) shall apply. Note that enforceable, as defined in 17 CCR 95802(a), is specific to CARB's Cap-and-Trade regulatory program, where CARB holds enforcement authority. This mitigation measure would generate GHG reductions outside of CARB enforcement authority. Therefore, enforceable is modified to mean in this context that the GHG reduction project generating the GHG offset must be owned by a single entity and must be backed by a legal instrument or contract that defines exclusive ownership. • GHG reductions from voluntary-market registry offset credits listed with and verified by: (1) one of the following CARB-approved Offset Project Registries: American Carbon Registry (ACR); Climate Action Reserve (CAR); or Verra, formerly Verified Carbon Standard. "Offset Project Registry" has the same definition as that set forth in Section 95802 of Title 17 of the California Code of Regulations (17 CCR 95802); (2) Climate Forward; or (3)

GREENHOUSE GAS EMISSIONS	
	GHG reduction/carbon sequestration supplies that are consistent with requirements specified in the State CEQA Guidelines and case law. ■ Offset credits shall be surrendered on a schedule approved by the City, with full satisfaction demonstrated prior to occupancy. ■ The City shall verify documentation of registry-issued and retired credits prior to their use as mitigation.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During operations
Verification Approval Party	City of Torrance

GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES	
MITIGATION MEASURE	**MM GEO-1: Implement Recommendations in Geotechnical Investigations.** The proposed Project shall be constructed in accordance with the geotechnical engineering recommendations as presented in the Geotechnical Design Update, Proposed Warehouse Facility, 3041± Del Amo Boulevard, Torrance, Los Angeles County, California (Leighton, 2023), as well as any subsequent documents, including responses to City comments. These recommendations address site preparation, excavation, fill placement and compaction, foundation design, and site drainage, among other topics, as summarized below (full recommendations are included in Appendix H of this EIR). Project grading would comply with recommendations of the geotechnical investigation (Leighton, 2023) to remove all undocumented fill from under the proposed industrial building footprint, which would extend 50 feet above msl in the central portion of the existing borrow pit. The limits of existing fill removal will be verified by the Leighton representative during site grading activities. In addition, site sands shall be properly compacted, and the site finish grades shall be lowered to provide more balanced earthwork requiring less import. During grading operations, the Geotechnical Engineer (a representative of Leighton) shall be onsite to observe that soil and geologic conditions do not differ substantially from those expected. Mitigation shall follow recommendations set forth in the 2023 Geotechnical Design Update (Appendix H).
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During operations
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM GEO-5: Monitor Ground-Disturbing Activities.** The Project applicant shall retain a qualified paleontologist to monitor ground-disturbing activities in native sands on the Project site. The qualified paleontologist shall be present during the pre-grading meeting to discuss paleontological sensitivity and to assess whether scientifically important fossils could be encountered. The paleontologist shall determine, based on consultation with the City, when monitoring of grading activities is needed based on the onsite soils and final grading plans. All paleontological work to assess and/or recover a potential resource at the Project site shall be conducted under the direction of the qualified paleontologist and follow the standard protocols of the Natural History Museum of Los Angeles County. If any fossil remains are uncovered during earth-moving activities, all heavy equipment shall be diverted at least 50 feet from the fossil site until the monitor has had an opportunity to examine the remains and determines that

GEOLOGY, SOILS, AND PALEONTOLOGICAL RESOURCES	
	earthmoving can resume. The extent of land area that is prohibited from disturbance shall be at the discretion of the paleontological monitor. Samples of native sands shall be collected as necessary for processing and shall be examined for fossils. The paleontologist shall prepare a report of the results of any findings following accepted professional practice and submit the report for review by the City of Torrance Planning Division.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During operations
Verification Approval Party	City of Torrance

TRIBAL CULTURAL RESOURCES	
MITIGATION MEASURE	**MM TCR-1a: Retention of Tribal Monitor.** Prior to the issuance of a demolition permit for the Project, the Applicant shall retain, at its cost, a Native American Monitor from the Gabrieliño Band of Mission Indians – Kizh Nation (Kizh Nation or Tribe). The Native American Monitor shall be present during the following construction activities that have the potential for encountering tribal cultural resources: demolition, pavement removal, clearing/grubbing, drilling/augering, potholing, grading, trenching, excavation, tree removal or other ground disturbing activity associated with the Project (collectively "ground disturbing activities"). Notwithstanding the foregoing, Native American monitoring shall not be required for any moving of soils after they have been initially disturbed or displaced by Project-related construction. The Applicant shall prepare a monitoring agreement with the Kizh Nation that outlines the roles and responsibilities of the Native American Monitor and shall submit this agreement to the City prior to the issuance of a demolition permit for the Project. Prior to commencement of ground disturbing activities, a Tribal Cultural Resources Sensitivity Training session shall be held for those construction personnel who will be directly involved in the ground disturbing activities. The training session shall be carried out by the Native American Monitor and shall focus on how to identify Tribal Cultural Resources that may be encountered during ground disturbing activities and the procedures to be followed in such an event. If the Native American Monitor is not present at the Project Site on any given workday, ground disturbing activities may continue if the workers involved in such activities attended the training session. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined appropriate by the Native American Monitor in the event there appears to be little to no potential for impacting Tribal Cultural Resources. Native American monitoring shall conclude no later than the conclusion of ground disturbing activities. The Native American Monitor shall complete daily monitoring logs that provide descriptions of the relevant ground disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs shall be provided to the Applicant and the City upon written request to the Tribe. The Applicant shall not be deemed to be out of compliance with this measure if the Native American Monitor fails to complete or submit any such monitoring logs.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	Prior to demolition permit issuance, during construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM TCR-1b: Unanticipated Discovery of a Tribal Cultural Resources.** In the event of a discovery of potential Tribal Cultural Resources at the Project site, Native American Monitor (after consultation with the Applicant) shall have the authority to temporarily divert, redirect, or halt ground disturbing activities to allow identification, evaluation, and potential recovery of such potential resources. After consulting with the Native American Monitor, the Applicant shall establish an

	appropriate buffer area of at least 50 feet in accordance with industry standards, reasonable assumptions regarding the potential for additional discoveries in the vicinity, and safety considerations for those making an evaluation and potential recovery of the discovery. This buffer area shall be established around the find where ground disturbing activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. Within three (3) business days of such discovery, a meeting shall take place between the Applicant, the Tribe, and the City to discuss the significance of the find and whether it qualifies as a Tribal Cultural Resource pursuant to Public Resources Code Section 21074(a). If, as a result of the meeting and after consultation with the Tribe and the Applicant, the City determines, based on substantial evidence, that the resource is in fact a Tribal Cultural Resource, the Applicant shall develop a reasonable and feasible treatment plan, with input from the Tribe, and with the concurrence of the City's Planning Director. The treatment measures in the treatment plan shall be in compliance with any applicable federal, State, or local laws, rules or regulations. The treatment plan shall also include measures regarding the curation of the recovered resources. If the Tribe does not accept a particular recommendation determined to be reasonable and feasible by the Applicant (including, but not limited to, the size of the buffer set forth above), the Tribe may request mediation by a mediator agreed to by the Applicant and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may: (1) require the recommendation be implemented as originally proposed by the Applicant; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a Tribal Cultural Resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to Tribal Cultural Resources. The Applicant shall pay all costs and fees associated with the mediator. The Applicant may recommence ground disturbing activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in the above paragraphs. The recovered Native American resources may be placed in the custody of the Tribe, who may choose to use them for their educational purposes, or they may be curated at a public, non-profit institution with a research interest in the materials. If neither the Tribe nor an institution accepts the resources, they may be donated to a local school or historical society in the area for educational purposes.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM TCR-1c: Unanticipated Discovery of Human Remains and Grave Goods.** Upon any discovery of human remains and grave goods directly associated with such human remains (Associated Grave Goods), the Tribal Monitor and Applicant will immediately divert work at a minimum of 50 feet and place an exclusion zone around the burial. The Applicant will then notify the Tribe and call the coroner. Work will continue to be diverted until the coroner determines whether the

TRIBAL CULTURAL RESOURCES	
	remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner, as mandated by state law, will notify the NAHC, who will then appoint a Most Likely Descendent (MLD).
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance
MITIGATION MEASURE	**MM TCR-1d: MLD Recommendations for Unanticipated Discovery of Human Remains and Grave Goods.** The MLD may make recommendations to the Applicant for means of treating or disposing of, with appropriate dignity, the human remains and any Associated Grave Goods as provided in Public Resources Code Section 5097.98. The Applicant shall discuss and confer with the MLD all reasonable options regarding the preferences for treatment. The preferences of the MLD for treatment may include the following: ■ The nondestructive removal and analysis of human remains and Associated Grave Goods. ■ Preservation of Native American human remains and Associated Grave Goods in place. ■ Relinquishment of Native American human remains and Associated Grave Goods to the MLD for treatment. ■ Other culturally appropriate treatment. Where the following conditions occur, the Applicant or authorized representative shall rebury the Native American human remains and Associated Grave Goods with appropriate dignity on the property in a location not subject to further subsurface disturbance as determined by the Applicant: ■ The NAHC is unable to identify an MLD or the identified MLD fails to make a recommendation within 24 hours after being notified by the NAHC. ■ The Applicant or its authorized representative rejects the recommendation of the MLD and the mediation by the NAHC pursuant to Public Resources Code Section 5097.94(k) fails to provide measures acceptable to the Applicant. In the event that preservation of the human remains and Associated Grave Goods in place is not feasible, the Applicant shall arrange a designated location within the Project Site with appropriate dignity. For the purposes of this Agreement, a location of appropriate dignity on the Project Site includes a location that is buried at a sufficient depth and buried in a such a manner as to ensure that the site is not subject to further subsurface disturbance as determined by the Applicant with input from the MLD. Such location may be under any Project construction or contemplated Project construction as determined by the Applicant. In the event that the Applicant and the MLD agree to a location within the Project Site, the Applicant shall do one or more of the following to protect the location: ■ Record the site with the NAHC or the appropriate Information Center; ■ Utilize a conservation zoning designation or easement; ■ To the extent allowed by law, record a document with the County of Los Angeles entitled "Notice of Reinterment of Native American Remains," which shall include a legal description of the property, the name of the Applicant, and the Applicant's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the Applicant.

TRIBAL CULTURAL RESOURCES	
	If the Applicant and MLD cannot agree to a feasible location within the Project Site, the MLD shall take possession of the human remains for appropriate off-site treatment, as determined by the MLD.
Responsible Party	Project Owner
Responsible Monitoring Party	City of Torrance
Monitoring Phase/Timing	During construction
Verification Approval Party	City of Torrance

ITEM 6C
ATTACHMENT 5

Final Environmental Impact Report
(Limited Distribution)

Available on the City webpage at:
bit.ly/Prologis-Del-Amo-and-Prairie-Center-Project

ITEM 6C
ATTACHMENT 6

Appendix R – Response to Comments
(Limited Distribution)

Available on the City webpage at:
bit.ly/Prologis-Del-Amo-and-Prairie-Center-Project

ITEM 6C
ATTACHMENT 6

ITEM 6C
ATTACHMENT 7

Project Plans
(Limited Distribution)

Available on the City webpage at:
bit.ly/Prologis-Del-Amo-and-Prairie-Center-Project

AGENDA ITEM NO. 6D

DATE: August 19, 2026

TO: Planning Commission

FROM: Luis E. Velazquez, Planning Associate | LVelazquez@TorranceCA.gov

SUBJECT: Environmental Assessment (EAS26-00003)

Request for adoption of an Addendum to the 2015 Mitigated Negative Declaration (MND) for the Regional Transit Center (RTC) Project at 465 Crenshaw Boulevard (State Clearinghouse No. 2014121003) and 1001 Elm Avenue.

RECOMMENDATION

A recommendation of the Community Development Director that the Planning Commission:

1. Conduct a public hearing; and
2. Adopt a **RESOLUTION** for the adoption of the Addendum to the adopted Mitigated Negative Declaration for the Torrance Regional Transit Center Parking Structure Project (State Clearinghouse No. 2014121003).

EXECUTIVE SUMMARY

The City of Torrance proposes modifications to the previously approved and constructed Torrance Regional Transit Center (RTC). The Modified Project includes a four-level parking structure, an interim surface parking lot, a construction staging area, and relocation of the Southern Tarplant population from the RTC site to the City-owned Elm Water Yard at 1001 Elm Avenue.

The current request before the Planning Commission is limited to consideration and adoption of the Addendum. No new land use entitlements are requested as part of EAS26-00001. The Addendum evaluates the Modified Project in comparison with the 2015 (MND) across the environmental topics required by California Environmental Quality Act (CEQA) and includes supporting technical studies.

The Addendum concludes that the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of effects previously identified in the 2015 MND. Previously adopted mitigation measures remain applicable where identified in the Addendum.

DISCUSSION

Project Overview

The Modified Project would maintain the RTC as a regional transit facility while increasing parking capacity to support existing and anticipated transit services. The proposed parking structure qualifies as a ministerial project because the design complies with all applicable M-2 Zone development standards and requires no discretionary land use approvals. The City's ministerial review is limited to confirming compliance with objective development standards and applicable

building and safety requirements. Although the parking structure requires no discretionary approval, the Planning Commission must consider and adopt the Addendum to the MND adopted with the original 2015 project approvals. Adoption by the Planning Commission is required before the Modified Project proceeds. The proposed improvements are summarized below.

Component	Description
Parking structure	Approximately 330,887 square feet, four above-ground levels, up to 39 feet 6 inches in height, and approximately 986 parking spaces. The structure would replace the existing 251-space surface parking lot on Lot A.
Interim parking lot	Approximately 260 surface parking spaces on Lot B during construction. The lot would later serve as overflow parking.
Southern Tarplant relocation	Relocation of the protected Southern Tarplant population from Lot C to an approximately two-acre area at the Elm Water Yard on Lot E.
Construction staging	Use of Lot D for construction staging during the anticipated 18-month construction period.
Operations and access	The parking structure would operate 24 hours a day. Vehicle access would be provided from Crenshaw Boulevard through the existing RTC circulation system. Bicycle storage and electric vehicle infrastructure are included in the project design.

Existing Site and History

On January 7, 2015, the Planning Commission adopted the MND and approved EAS13-00002, CUP13-00032, and DIV13-00011 for the RTC. The approved project included a regional transit facility, ancillary commercial space, and a division of lot. The RTC was constructed and has operated since its grand opening on June 9, 2023. The completed facility includes two buildings, a bus terminal, and a 251 space surface parking lot. The project site was subdivided into four parcels: Parcel A (Lot B) at 4.27 acres, Parcel B (Lot A) at 6.68 acres, Parcel C (Lot D) at 2.61 acres, and Parcel D (Lot C) at 2 acres.

The western portion of the RTC site contains the Southern Tarplant population established under the original biological mitigation program. Southern Tarplant continues to grow, flower, and reseed on Lot C. The Addendum explains that the existing area has not developed into a fully functioning or self-sustaining ecosystem because of prior industrial use, surrounding development, nonnative species, debris, and physical constraints. The proposed project would relocate the population the City's Elm Water Yard.

General Plan Land Use Designation

The site has a General Plan Land Use Designation of Heavy Manufacturing District (I-HVY). The I-HVY designation is characterized by manufacturing industries which have historically involved the processing of raw or extracted substances. The Modified Project would maintain the approved regional transit use and add parking and related improvements that support the existing RTC. No change to the General Plan Land Use designation is proposed. Lot E has a General Plan Land Use designation of Public/Quasi-Public/Open Space (PBLC). Relocation of the Southern Tarplant population to the City-owned Elm Water Yard is consistent with the open space component of the designation.

Zoning Designation and Adjacent Land Uses

The project site is designated Heavy Manufacturing District (M-2) zone and surrounded by uses that share the same zoning designation and are developed with industrial uses. The proposed parking structure, interim parking lot, and construction staging area support the existing RTC and comply with the applicable M-2 Zone development standards. Lot E is zoned Single Family Residential District (R-1) . The proposed Southern Tarplant relocation would occur on City-owned property in support of a public purpose and would not introduce a new private land use. Residential properties are located next to the Elm Water Yard.

Torrance Transit Center

North: M-2 , Heavy Manufacturing District, Industrial Facilities
South: M-2 , Heavy Manufacturing District, Industrial Facilities
West: M-2 , Heavy Manufacturing District, Industrial/Warehouse Facilities
East: M-2 , Heavy Manufacturing District, Industrial/Warehouse Facilities

City's Elm Water Yard

North: R-1 , Single-Family Residential District, One and Two Story Homes
South: R-1 , Single-Family Residential District, One and Two Story Homes
West: R-1 , Single-Family Residential District, One and Two Story Homes
East: R-1 , Single-Family Residential District, One and Two Story Homes

Environmental Analysis

In 2015, the potential environmental impacts associated with the RTC, referred to as the Original Project, were assessed in an Initial Study (EAS13 00002). Based on the findings of the Initial Study, the Planning Commission adopted an MND (State Clearinghouse No. 2014121003) on January 7, 2015.

Pursuant to Public Resources Code Section 21166 and in accordance with the 2019 Guidelines for Implementation of CEQA, Article 11, Section 15162 and 15164, an Addendum to an adopted MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162, calling for the preparation of a subsequent MND, have occurred.

The Modified Project does not propose or require uses or activities that would substantively change any of the conclusions of the original MND, and none of the conditions described in Section 15162, calling for the preparation of a subsequent MND, would occur. Therefore, an Addendum to the adopted MND is the appropriate document to comply with CEQA requirements for the proposed Modified Project.

The potential environmental impacts associated with the proposed Modified Project were assessed in an Addendum prepared by Impact Sciences, Inc. for the City of Torrance. The Addendum compares the impacts identified in the 2015 MND with the anticipated impacts of the Modified Project, including environmental topics and current regulatory requirements not previously evaluated.

The Addendum, through its supporting technical studies, including air quality, noise and vibration, and vehicle miles traveled, substantiates that construction and operation of the Modified Project would not result in new, different, additional, or substantially increased environmental impacts beyond those previously considered and addressed in the 2015 MND.

As the decision making body for the proposed Modified Project, the Planning Commission must review the information provided in the Addendum and determine the extent of any potential environmental impacts. If, based on the Addendum and related public testimony, the Planning Commission finds no substantial evidence that the Modified Project would result in a significant effect on the environment beyond those previously identified, the appropriate action would be to adopt the Addendum before proceeding with the 2026 Modified Project.

CONCLUSION

In the judgment of staff, the Addendum prepared for the Modified Project substantiates that, with implementation of the applicable mitigation measures previously identified in the adopted IS/MND, the Modified Project would not result in any significant new, additional, substantially different, or substantially increased environmental impacts beyond those previously evaluated. The Addendum demonstrates through its impact analysis that the Modified Project does not require major revisions to the adopted IS/MND and would not result in conditions requiring preparation of additional environmental analysis. For these reasons, staff recommends adoption of the Addendum.

ENVIRONMENTAL DETERMINATION

An Addendum to the adopted 2015 MND has been prepared pursuant to Sections 15162 and 15164 of the CEQA Guidelines. The Addendum concludes that the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified environmental effects. Therefore, preparation of a subsequent MND or Environmental Impact Report is not required, and staff recommends adoption of the Addendum.

PUBLIC NOTICE

As a courtesy, notice of the Planning Commission meeting was provided no less than 10 calendar days before the meeting. Notices were posted at the project sites, mailed on August 6, 2026 to property owners within a 500 foot radius of the project sites, published in The Daily Breeze, and posted on the City of Torrance website.

RIGHT OF APPEAL

In accordance with TMC Section 11.5.1, decisions made by the Planning Commission may be appealed to the City Council within 15 calendar days of the adoption of the Resolution. For more information, please contact the City Clerk's Office by telephone at (310) 618-2870 or email at CityClerk@TorranceCA.Gov.

PROJECT DOCUMENTS

The addendum and all related documents are readily available for public review at the Permit Center (Planning Counter) located at City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, during normal business hours open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Appointments are available by contacting the Planning Division at (310) 618-5990. In addition, documents have been made available online and can be accessed on the City's Environmental Documents webpage (TorranceCA.Gov/EnvironmentalDocuments).

ATTACHMENTS

1. Resolution 2026-036
2. Addendum to the Mitigated Negative Declaration and Appendices (Limited Distribution)
3. Location and Zoning Maps

ITEM 6D
ATTACHMENT 1

RESOLUTION NO. 2026-036

ITEM 6D
ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 2026-036

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TORRANCE, CALIFORNIA, ADOPTING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION (SCH NO. 2014121003) FOR THE REGIONAL TRANSIT CENTER PROJECT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

EAS26-00003: CITY OF TORRANCE

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on January 7, 2015, to consider an application filed by the City of Torrance for adoption of a Mitigated Negative Declaration (EAS13-00002); and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared to assess the potential environmental impacts associated with the Approved Project, and based on all the evidence found and public testimony considered, at its meeting of January 7, 2015, the Planning Commission adopted a Mitigated Negative Declaration (Adopted Mitigated Negative Declaration, State Clearinghouse No. 2014121003); and

WHEREAS, the Planning Commission of the City of Torrance conducted a duly noticed public hearing on August 19, 2026, to consider an application filed by The City of Torrance for adoption of an Addendum (EAS26-00003) to the adopted Mitigated Negative Declaration (Adopted Mitigated Negative Declaration, State Clearinghouse No. 2014121003) for the Approved Project; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.), as amended, the City of Torrance is the Lead Agency responsible for preparation and consideration of the environmental review for the Modified Project; and

WHEREAS, pursuant to Sections 15162 and 15164 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), an addendum to the Adopted Mitigated Negative Declaration may be prepared when the Lead Agency determines that only minor technical changes or additions are necessary and that none of the conditions described in Section 15162, requiring preparation of a subsequent EIR or negative declaration, have occurred; and

WHEREAS, an Addendum was prepared to evaluate and compare the potential environmental impacts identified in the Adopted Mitigated Negative Declaration with the anticipated impacts of the Modified Project. The Addendum concludes that the analysis presented in the Adopted Mitigated Negative Declaration remains adequate for the Modified Project and that, with implementation of the applicable mitigation measures identified in the Adopted Mitigated Negative Declaration and the Addendum, the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Addendum further concludes that none of the conditions described in Section 15162 of the State CEQA Guidelines requiring preparation of a subsequent EIR or negative declaration have occurred. Therefore, the City of Torrance, as Lead Agency, has determined that an Addendum is the appropriate environmental document for the Modified Project and that no further environmental review is required; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Torrance hereby finds and determines as follows:

a) That no substantial changes are proposed in the Modified Project which will require major revisions of the Adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

b) That no substantial changes have occurred with respect to the circumstances under which the Modified Project is undertaken which would require major revisions of the Adopted Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

c) That no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Adopted Mitigated Negative Declaration was adopted, shows any of the following: the Modified Project will have one or more significant effects not discussed in the Adopted Mitigated Negative Declaration; significant effects previously examined will be substantially more severe than shown in the Adopted Mitigated Negative Declaration; mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects but the project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the Adopted Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment but the project proponents decline to adopt the mitigation measure or alternative;

d) That the Planning Commission has independently reviewed and considered the Addendum to the Adopted Mitigated Negative Declaration and all comments thereon, and is the appropriate environmental document for the Modified Project, and reflects the independent judgment and analysis of the City of Torrance as the Lead Agency, and that no further environmental review is required;

e) That based on the whole record and public testimony considered, and with implementation of the applicable mitigation measures identified in the Adopted Mitigated Negative Declaration and the Addendum, the Modified Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

f) That the Addendum to the Adopted Mitigated Negative Declaration is hereby adopted; and

g) That the Addendum to the Adopted Mitigated Negative Declaration and documents and records relating to the Modified Project are on file with the Community Development Department of the City of Torrance, located at 3031 Torrance Boulevard, Torrance, CA 90503.

INTRODUCED and **ADOPTED** at the regular meeting of the Planning Commission of the City of Torrance held on the 19th day of August 2026 by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
RECUSED:	COMMISSIONERS:

_____
Chairperson, Torrance Planning Commission

ATTEST:

_____
Secretary, Torrance Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, ROBERT GARCIA, Secretary to the Planning Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, and adopted by the Planning Commission of the City of Torrance at a regular meeting of said Commission held on the 19th day of August 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RECUSED: COMMISSIONERS:

_____
Secretary, Torrance Planning Commission

ITEM 6D
ATTACHMENT 2

ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION AND APPENDICES

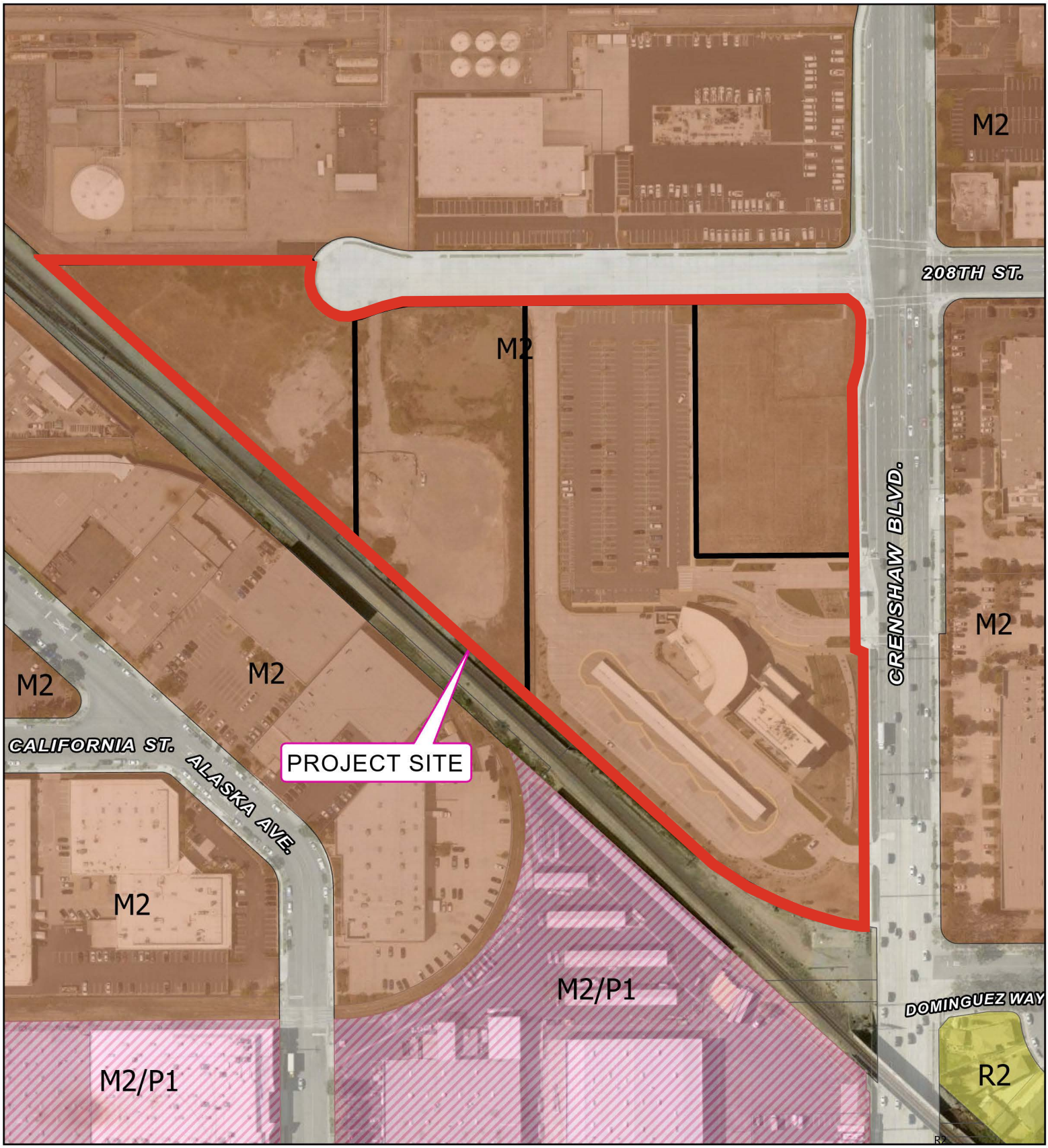
(TORRANCECA.GOV/ENVIRONMENTALDOCUMENTS)

ITEM 6D
ATTACHMENT 2

ITEM 6D
ATTACHMENT 3

LOCATION AND ZONING MAPS

ITEM 6D
ATTACHMENT 3



ZONING MAP

EAS26-00003

465 CRENSHAW BLVD

APN #:
7352-002-911, 7352-002-912
7352-002-913, 7352-002-914

N

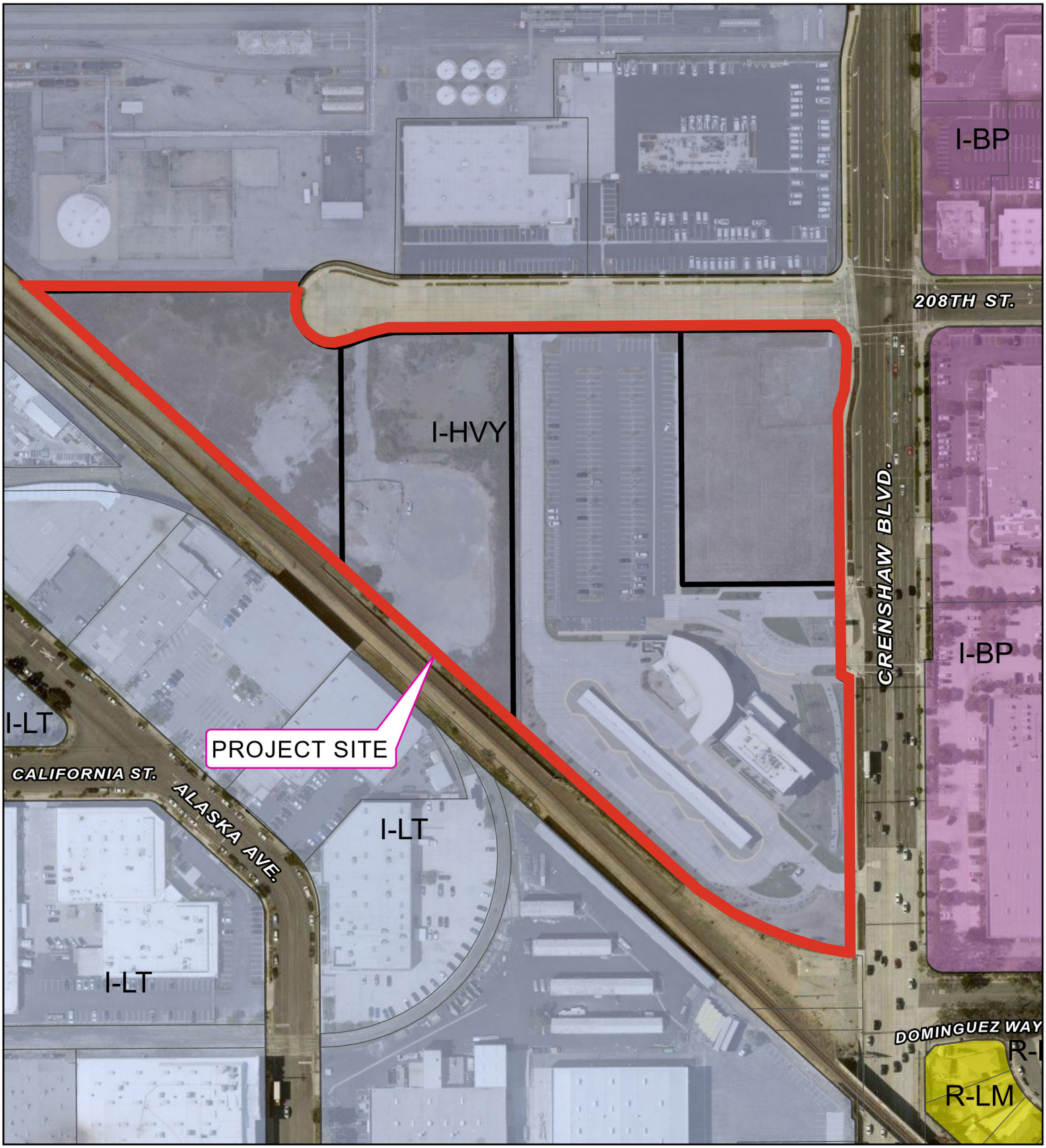
0 100 200 US Feet

Legend

City Zoning Code

- R2
- M2
- M2/P1

Path: G:\GIS projects\Planning Map\465 Crenshaw Blvd\465 Crenshaw Blvd.aprx



GENERAL PLAN MAP

EAS26-00003

465 CRENSHAW BLVD

APN #:
7352-002-911, 7352-002-912
7352-002-913, 7352-002-914

N

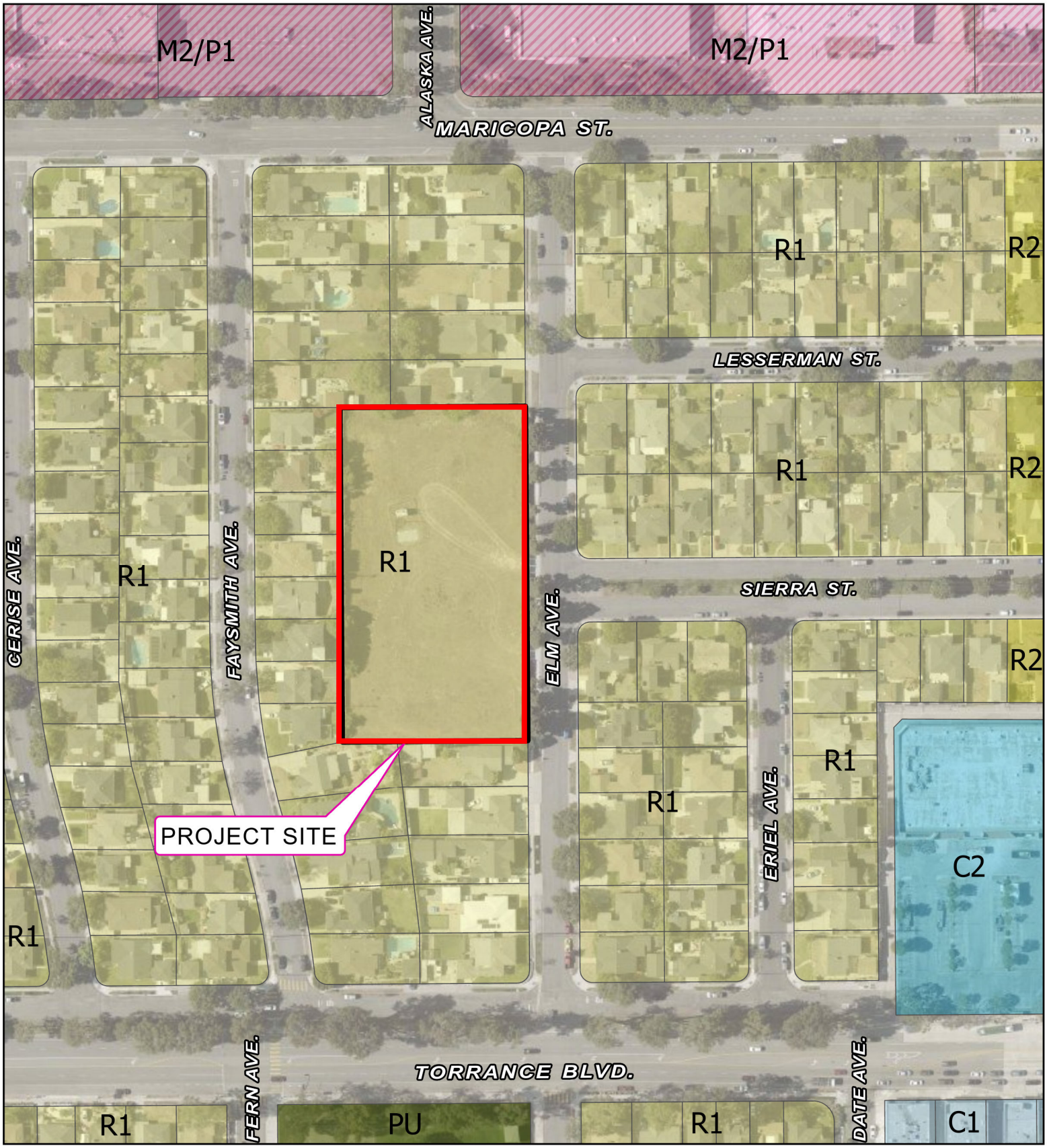
0 100 200 US Feet

Legend

General Plan Code

- I-BP Business Park
- I-HVY Heavy Industrial
- I-LT Light Industrial
- R-LM Low-Medium Density Residential

Path: G:\GIS projects\Planning Map\465 Crenshaw Blvd\465 Crenshaw Blvd.aprx



ZONING MAP

EAS26-00003

1001 ELM AVE

APN #: 7353-011-900

N

0 100 200 US Feet

Legend

City Zoning Code

- R1
- R2
- C1
- C2
- M2/P1
- PU

Path: G:\GIS projects\Planning Map\465 Crenshaw Blvd\465 Crenshaw Blvd.aprx



GENERAL PLAN MAP

EAS26-00003

1001 ELM AVE

APN #: 7353-011-900

N

0 100 200 US Feet

Legend

General Plan Code

- R-LO Low Density Residential
- C-GEN General Commercial
- I-LT Light Industrial
- PBLC Public/Quasi-Public/
- R-LM Low-Medium Density Residential

Path: G:\GIS projects\Planning Map\465 Crenshaw Blvd\465 Crenshaw Blvd.aprx

AGENDA ITEM NO. 6E

DATE: August 19, 2026

TO: Planning Commission

FROM: Sheila Poisson, Deputy Finance Director
Oscar Martinez, Planning Manager

SUBJECT: Torrance Municipal Code Division 9 Amendments – Conditional Use Permits Land Use Study (LUS26-00001)

Consideration of proposed amendments to Chapter 5 of Division 9 of the Torrance Municipal Code pertaining to Conditional Use Permits, including the addition of Conditional Use Permit requirements for Commercial Recreation Facilities, Entertainment Establishments, and Swap Meets, and related conforming and technical amendments.

RECOMMENDATION

Recommendation of the Community Development Director and Finance Director that Planning Commission:

1. Conduct a public hearing;
2. Determine that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15061(b)(3); and
3. Recommend to the City Council to adopt an **ORDINANCE** amending Chapter 5 of Division 9 of the Torrance Municipal Code to amend Article 1 entitled "General"; amend Article 3 entitled "Conditional Uses and Development Standards", including the addition of Sections 95.3.49 (Commercial Recreation Facilities), 95.3.50 (Entertainment Establishments), and 95.3.51 (Swap Meets); and repeal Article 4 entitled "Exemption from Hearing".

EXECUTIVE SUMMARY

The City of Torrance ("City") periodically reviews its Municipal Code to identify provisions that are outdated, administratively inefficient, duplicative of other regulatory requirements, or otherwise in need of modernization. As part of a broader modernization effort, staff is preparing a package of amendments to Divisions 1, 3, 4, and 9 of the Torrance Municipal Code ("TMC" or “Code”) for City Council consideration. Because the proposed changes to Division 9 (Land Use) fall within the purview of the Planning Commission, those amendments are presented here for the Commission’s consideration and recommendation to the City Council.

The Division 9 amendments stem primarily from proposed changes to Division 3 (Licensing) that would dissolve the License Review Board ("LRB") and vest business license review functions in the Director of Finance. Under the current Code, certain business types must be referred to the LRB before a business license may be issued. Several of these business types, specifically billiard or pool halls, bowling alleys, entertainment establishments, and swap meets, have in practice

been required to obtain a Conditional Use Permit ("CUP") before operating in the City. However, this requirement has not previously been formally codified in Division 9. The proposed amendments formalize the CUP requirement for these uses, ensuring they remain subject to discretionary Planning Commission review. The amendments also include a number of conforming and technical updates to align Chapter 5 of Division 9 with current law, practice, and City organizational structure.

DISCUSSION

Background

The LRB was established under Division 3 of the TMC to provide oversight of certain business license applications requiring heightened scrutiny. Each LRB meeting requires an estimated 34 or more staff hours across six departments, and because certain license types require LRB review prior to issuance, applicants may wait through multiple meeting cycles before receiving a determination. Staff surveyed comparable Los Angeles County cities, including Long Beach, Redondo Beach, Carson, Manhattan Beach, Pasadena, and Glendale, none of which maintain a standing license review board equivalent to Torrance's LRB. The proposed amendments to Division 3, which will be presented to the City Council, would dissolve the LRB, vest its review and determination functions in the Director of Finance, and preserve all existing due process and appeal rights.

The prior version of TMC Section 31.7.3 required 21 business types to come before the LRB prior to license issuance. As part of the Division 3 amendments, staff evaluated whether each category continues to warrant a separate mandatory referral requirement. Four of these business types, billiard or pool halls, bowling alleys, entertainment establishments, and swap meets, are removed from the mandatory referral framework because, in practice, these uses already require CUP approval before they may operate in the City. The CUP process, which involves public notice, a public hearing, and the ability to impose site-specific conditions, provides a more rigorous and appropriate level of discretionary review than a business license referral. However, because the CUP requirement for these uses has not previously been codified in Division 9, the proposed amendments formalize this existing practice in the Land Use chapter.

Analysis

The proposed amendments add three new business type categories to Article 3 of Chapter 5 of Division 9. Although these uses are being added to Chapter 5 for the first time, the uses were previously defined when the Hawthorne Boulevard Corridor Specific Plan (HBCSP) was adopted in 1996.

- Commercial Recreation Facilities (Section 95.3.49): Billiard or pool halls and bowling alleys are consolidated under a Commercial Recreation Facilities category. The Planning Commission shall impose conditions addressing hours of operation, parking, noise attenuation, and such other standards as are necessary to protect surrounding uses.
- Entertainment Establishments (Section 95.3.50): Defined as premises at which live entertainment, including live music, dancing, comedy, or similar performances, is regularly

provided to patrons, excluding restaurants with entertainment as an incidental use. The Planning Commission shall impose conditions addressing hours of operation, proximity to schools, churches, parks, and residential uses, parking, noise attenuation, and security measures.

- Swap Meets (Section 95.3.51): The Planning Commission shall impose conditions addressing hours of operation, parking, sanitary facilities, trash and refuse management, and proximity to and screening from residential uses.

The formalization of these CUP requirements ensures consistent and transparent application to all future applicants and preserves discretionary Planning Commission review for these uses. This approach avoids a duplicative layer of review at the business license stage while maintaining the higher level of oversight that the CUP process provides.

In addition to the CUP additions described above, the proposed amendments to Chapter 5 of Division 9 include a number of conforming and technical updates to align the Municipal Code with current law, practice, and City organizational structure. These updates include extending the expiration of a CUP approval from one year to two years from the date of approval, extending the expiration of a CUP from 90 days to 180 days after discontinuation of the use, and updating department name references from Planning Director to Community Development Director. The amendments also remove outdated terminology and procedural requirements for uses such as body art facilities, veterinary uses with no overnight care, and residential care facilities serving six or fewer individuals, and remove the CUP requirement in certain commercial zones for stand-alone restaurants that do not propose alcohol service or a drive-through. The proposed amendments also remove the CUP requirements for certain multifamily residential projects as the Housing Corridor Overlay (HCO) allows compliant multifamily residential projects to be approved ministerially.

The proposed amendments also repeal Article 4 (Exemption from Hearing) of Chapter 5, including Sections 95.4.1 through 95.4.3, in its entirety. Article 4 permitted certain Conditional Use Permit applications to be approved without a noticed public hearing. Repealing these provisions ensures that all Conditional Use Permit applications are subject to consistent public notice and hearing procedures before the Planning Commission, consistent with current City practice.

These changes do not alter the substantive rights or obligations of property owners, businesses, or applicants, and ensure the Code accurately reflects how the City currently operates, advancing the City's broader goal of fostering a business-friendly environment by reducing barriers and delays for legitimate businesses seeking to operate in Torrance. Additionally, the proposed amendments remove barriers and government constraints to help in the production of housing as committed to in the adopted 6th Cycle Housing Element.

CONCLUSION

Staff recommends that the Planning Commission consider and recommend to the City Council to adopt an ORDINANCE amending Chapter 5 of Division 9 of the Torrance Municipal Code as described in this report.

DRAFT ORDINANCE

Staff has prepared draft amendments to Division 9 of the Torrance Municipal Code for consideration by the Planning Commission that are redlined in Attachment 1.

ENVIRONMENTAL DETERMINATION

The proposed amendments are exempted from the California Environmental Quality Act under the Guidelines for Implementation of the California Environmental Quality Act, Article 18, Sections 15061(b)(3).

PUBLIC NOTICE

In accordance with the Torrance Municipal Code, notices of the public hearing were made no less than 20 calendar days before the Planning Commission meeting. Notices were mailed, posted on the City of Torrance webpage, and published in the local newspaper (The Daily Breeze) on July 30, 2026.

ATTACHMENTS

1. Draft Ordinance
2. Chapter 5, Division 9 of the Torrance Municipal Code – Redline Version
3. Chapter 5, Division 9 of the Torrance Municipal Code – Clean Version
4. Ordinance Summary

ITEM 6E
ATTACHMENT 1

Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA, AMENDING CHAPTER 5 OF DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO REPLACE REFERENCES TO "PLANNING DIRECTOR" WITH "COMMUNITY DEVELOPMENT DIRECTOR" THROUGHOUT, REMOVE REFERENCES TO THE LICENSE REVIEW BOARD, ADD SECTIONS 95.3.49, 95.3.50, AND 95.3.51 ESTABLISHING CONDITIONAL USE PERMIT REQUIREMENTS FOR COMMERCIAL RECREATION FACILITIES, ENTERTAINMENT ESTABLISHMENTS, AND SWAP MEETS, AND MAKE CONFORMING AND TECHNICAL AMENDMENTS

WHEREAS, the City of Torrance, California ("City") is a charter law city, duly organized under the constitution and laws of the State of California; and

WHEREAS, California Constitution Article XI, Section 5 grants charter cities the power to make and enforce all ordinances and regulations with respect to municipal affairs; and

WHEREAS, Torrance City Charter Section 200 authorizes the City to make and enforce all laws and regulations in respect to municipal affairs, subject only to such restrictions and limitations as may be provided in the Charter and the California Constitution; and

WHEREAS, Chapter 5 of Division 9 of the Torrance Municipal Code currently references "Planning Director" in several provisions, and the title of that position has been updated to "Community Development Director" to reflect the current organizational structure of the City; and

WHEREAS, Chapter 5 of Division 9 currently references the License Review Board in connection with the renewal of on-sale liquor conditional use permits, and a companion ordinance amending Division 3 of the Torrance Municipal Code dissolves the License Review Board; conforming amendments to Chapter 5 of Division 9 are therefore necessary to remove those references and vest the applicable authority in the Planning Commission; and

WHEREAS, Section 95.1.9 of the Torrance Municipal Code currently provides that a conditional use permit expires if not used within 1 year, and the City Council finds that extending this period to 2 years better accommodates the typical development timeline for projects requiring conditional use permit approval; and

WHEREAS, the City Council finds that commercial recreation facilities, entertainment establishments, and swap meets are uses that warrant Planning Commission review prior to establishment to ensure compatibility with surrounding uses and to allow for the imposition of site-specific conditions; and

DRAFT

WHEREAS, the companion ordinance amending Division 3 of the Torrance Municipal Code removes these business types from the mandatory license referral framework, as the Conditional Use Permit process provides a more comprehensive and appropriate level of discretionary review; and

WHEREAS, the City finds that the following will best serve the public's health, safety, and general welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1

All references to “Redevelopment Plans” are hereby removed throughout Chapter 5 of Division 9 of the Torrance Municipal Code, and references to "Planning Director" throughout Chapter 5 of Division 9 of the Torrance Municipal Code are hereby amended to read "Community Development Director," except where the context refers to the Planning Commission, and obsolete references to are hereby removed.

SECTION 2

Section 95.1.9 of the Torrance Municipal Code is hereby amended to replace the reference to "one (1) year" with "2 years," to read in its entirety as follows:

"95.1.9 CONDITIONAL USE PERMIT EXPIRATION.

A Conditional Use Permit shall expire and become null and void, when any of the following apply:

a) When any time specified in the permit has expired;

b) If the permit is not used within 2 years after the granting of the permit; provided that the Community Development Director may grant an extension of the permit for an additional period as provided in Section 92.2.7.1;

c) At the expiration of 180 days after the discontinuation of the use for which the permit has been issued.”

SECTION 3

Section 95.3.3 of the Torrance Municipal Code is hereby amended to remove all references to the License Review Board and to vest renewal and review authority in the Planning Commission in its entirety, to read in its entirety as follows:

“95.3.3 ON-SALE LIQUOR SALES ESTABLISHMENTS.

a) On-sale liquor sales establishments are conditionally permitted in zones C-1, C-2, C-3, C-4, C-5, M-1 and M-2.

b) For the purpose of this section, on-sale liquor sales establishment shall mean any premises on or from which any alcoholic beverage is sold or dispensed for sale

DRAFT

to the general public, excepting therefrom those premises from which distilled spirits are sold by the bottle or package to be consumed off the premises.

c) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any nonconforming use of premises used for an on-sale liquor sales establishment shall terminate, where such establishment shall have ceased the sale of liquor by reason of the termination or revocation of the State on-sale liquor license therefor or the suspension by the State of sales thereunder for a period of 180 or more calendar days.

d) The Planning Commission, as the case may be, shall specify individual development standards for each establishment when granting or renewing a Conditional Use Permit based on the following considerations:

1) Its distance from existing residential uses within the zone and its distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed.

2) Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment.

3) Hours of operation of the proposed establishments.

4) The combination of uses proposed within the proposed establishment.

5) The quality of the interior and exterior construction and furnishings.

6) Such other considerations as, in the judgment of the Planning Commission are necessary to protect the public health, safety or welfare."

SECTION 4

Section 95.3.5 of the Torrance Municipal Code is hereby amended to narrow the applicability of the conditional use permit requirement to animal hospitals and kennels with overnight care only, and to read in its entirety as follows:

"95.3.5 ANIMAL HOSPITALS; KENNELS.

Animal hospitals and kennels with overnight care are conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only; provided, however, no animal hospital or kennel shall be located closer than 300 feet from any school, park, residential zone or residential use. Adequate measures and controls, satisfactory to the Planning Commission shall be taken to prevent offensive noise, odor, dust and flies."

SECTION 5

Section 95.3.8 of the Torrance Municipal Code is hereby repealed in its entirety.

DRAFT

SECTION 6

Section 95.3.9 of the Torrance Municipal Code is amended to read in its entirety as follows:

"95.3.9 MEDICAL INSTITUTIONS; HOSPITALS; SANITARIUMS, ETC.

Medical institutions governed by the following:

a) Hospitals, sanitariums and mental hospitals conditionally permitted in R-3, R-R-3, R-4, C-1 and C-2 zones; no such permit is required in C-3, C-4 and C-5 zones;

b) Rest homes and convalescent homes facilities for the aged conditionally permitted in R-3 and R-R-3 zones; no such permit is required in R-4, R-P, C-1 and C-2 zones;

c) Institutions for the treatment of alcoholics, mental hygiene homes conditionally permitted in R-4, R-P, C-1, C-3, C-4 and C-5 zones;

d) Nursing homes, specialized homes for geriatrics and convalescent hospitals conditionally permitted in R-3, R-R-3, R-4, C-1, C-2 and C-3 zones; no such permit is required in C-4 and C-5 zones;

e) Foster homes housing 7 or more children, are conditionally permitted in R-3, R-R-3, R-4 and A-1 zones.

f) Residential Care Facility or Adult Residential Care Facility for seven or more individuals are conditionally permitted in the R-3, R-R-3, and R-4 zones."

SECTION 7

Section 95.3.18 of the Torrance Municipal Code is amended to read in its entirety as follows:

"95.3.18 EDUCATIONAL INSTITUTIONS.

Educational institutions shall submit a plot plan to the Planning Commission showing location of all proposed structures on the site, indicating setbacks from surrounding residential properties, parking spaces for employees and students, landscaped areas and relation of playground facilities to surrounding residential uses.

a) Private schools to and including the 12th grade are conditionally permitted in R-1, R-2, R-3, R-R-3, R-4, A-1, R-P, M-1, and M-L zones, provided that private religious schools shall be permitted to enlarge existing uses without a Conditional Use Permit with the permission of the City Council, where the Council finds that such enlargement would not be detrimental to surrounding properties.

DRAFT

b) Colleges and universities, private and public, conditionally permitted in all zones except no such permit shall be required in M-1 and M-2 zones.

c) Trade or training schools conditionally permitted in any zone in which the trade being taught is permitted; provided, however, that no such permit is required in the M-1 and M-2 zones."

SECTION 8

Section 95.3.21 of the Torrance Municipal Code is amended to read in its entirety as follows:

"95.3.21 RESTAURANTS.

a) Except as provided below, restaurants, cafes and all eating establishments serving prepared food for public consumption, including drive-in and walk-up restaurants are conditionally permitted in C-R, M-1 and M-2 zones. No Conditional Use Permit is required in the C-1, C-2, C-3, C-4, and C-5 Zones unless the restaurant proposes alcohol service and/or a drive-through option. Development standards in any case are as follows:

1) Landscaping and off-street parking shall be provided in compliance with Chapter 3 of this Division.

2) An automatic dry chemical extinguishing system shall be provided over all cooking areas.

3) All signs shall be approved by the Community Development Department.

4) A roof equipment screening plan shall be submitted for approval of the Planning Commission.

5) An enclosed trash area shall be provided that is compatible with the structure.

6) Lighting shall be directed away from any residential uses.

7) Outside music, public address systems, or entertainment provided as an incidental use shall conform to the standards established in Chapter 6 of Division 4 of this Code.

8) A plot plan shall be submitted showing location of buildings and structures, parking layouts, landscaping design and lighting.

9) Vehicular and pedestrian ingress and egress shall be designed in a manner compatible with the neighborhood in which it is located.

DRAFT

10) The architecture and general appearance of the building and grounds shall conform to the Design Review standards set out in Article 30 of Chapter 2 of Division 9 of this Code.

11) Restaurants and eating establishments with on-sale liquor operation, in addition to meeting all requirements of this Section, shall also meet all requirements of Section 95.3.3, entitled "On-sale Liquor Sales Establishments.""

SECTION 9

Section 95.3.28 of the Torrance Municipal Code is hereby amended to delete subsection a) in its entirety, and to redesignate former subsections b) and c) as subsections a) and b), respectively. Section 95.3.28 is amended to read in its entirety as follows:

"95.3.28 DWELLINGS EXCEEDING DEVELOPMENT STANDARDS, CONDOMINIUMS.

(Added by O-2386; Amended by O-3217; O-3235; O-3243; O-3245; O-3251)

a) In the R-3 zone, the following shall also be subject to the provisions of this Chapter:

1) Buildings more than 2 stories in height;

2) Developments exceeding a Floor Area Ratio of 0.6 to 1.0.

b) In the R-2 zone, or in any other zone where 2 dwellings are being constructed or provided on the same lot or parcel of land, the following shall also be subject to the provisions of this chapter:

1) Buildings more than 2 stories in height or more than 27 feet in height;

2) Developments exceeding a Floor Area Ratio of .65 to 1.0;

3) Where, in order to preserve an existing dwelling unit already on the property, a request is made for open, uncovered parking spaces, or tandem parking spaces."

SECTION 10

Section 95.3.32 of the Torrance Municipal Code is hereby repealed in its entirety.

SECTION 11

Section 95.3.46 of the Torrance Municipal Code is amended to read in its entirety as follows:

DRAFT

“95.3.46 CHILD DAY CARE CENTERS.

a) Child day care centers are permitted as a conditional use in all zones subject to the following provisions:

1) Licensing. Prior to occupancy of the child day care center, proof of an operating license from the State Department of Social Services will be submitted to the Community Development Director.

2) Indoor/Outdoor Activity Space Requirements. Center must meet minimum State requirements for the indoor and outdoor activity space.

3) Off-Street Parking. A child day care center will be subject to the parking standards set forth in Article 2 (Use and Parking Spaces Required) and Article 4 (Standards of Development for Commercial and Industrial Parking Areas) of Chapter 3, Division 9 of the Torrance Municipal Code.

4) Noise. In order to reduce noise impacts from the operation of the child day care center, all open space areas used for child play purposes must be located within the rear yard of the property and will be enclosed with a six (6) foot high wall or fence which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1

A) Play structures will be located away from adjacent residential uses;

B) In addition, the operation of a child day care center must comply with Article 7, General Noise Regulations, of Division 4, Chapter 6 of the Torrance Municipal Code.”

SECTION 12

Section 95.3.47 of the Torrance Municipal Code is hereby repealed in its entirety.

SECTION 13

Section 95.3.49 is hereby added to Chapter 5 of Division 9 of the Torrance Municipal Code to read as follows:

"95.3.49 COMMERCIAL RECREATION FACILITIES.

Commercial recreation facilities, including billiard or pool halls and bowling alleys, are conditionally permitted in the C-1, C-2, C-3, C-4, C-5, DT, HBCSP, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

a) Hours of operation;

b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

DRAFT

c) Noise attenuation measures adequate to protect surrounding uses;

d) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare."

SECTION 14

Section 95.3.50 is hereby added to Chapter 5 of Division 9 of the Torrance Municipal Code to read as follows:

"95.3.50 ENTERTAINMENT ESTABLISHMENTS.

Entertainment establishments conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. For purposes of this section, "entertainment establishment" means any premises at which live entertainment, including but not limited to live music, dancing, comedy, or similar performances, is regularly provided to patrons. This classification excludes restaurants with entertainment as an incidental use. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

a) Hours of operation;

b) Proximity to schools, churches, parks, and residential uses;

c) Adequacy of parking and on-site circulation;

d) Noise attenuation measures adequate to protect surrounding uses;

e) Security measures, including the provision of adequate on-site personnel;

f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare."

SECTION 15

Section 95.3.51 is hereby added to Chapter 5 of Division 9 of the Torrance Municipal Code to read as follows:

"95.3.51 SWAP MEETS.

Swap meets conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

a) Hours of operation;

b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

c) Provision of adequate sanitary facilities;

DRAFT

d) Measures to ensure proper trash and refuse management on-site and in surrounding areas;

e) Proximity to residential uses and adequacy of screening or buffering;

f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare."

SECTION 16

Article 4 (Exemption from Hearing) of Chapter 5 of Division 9 of the Torrance Municipal Code, including Sections 95.4.1, 95.4.2, and 95.4.3, is hereby repealed in its entirety.

SECTION 17

Any provisions of the Torrance Municipal Code or its appendices, or any other ordinances of the City inconsistent with this ordinance to the extent of the inconsistencies and no further, are repealed.

SECTION 18

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision will not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase irrespective of the fact that any one or more sections, subsections, sentence, clauses or phrases are declared invalid or unconstitutional.

SECTION 19

This ordinance will take effect thirty days after the date of its adoption. Within fifteen days following adoption, this ordinance or a summary of this ordinance, if authorized by the City Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the city of Torrance.

INTRODUCED and APPROVED this _____ day of _____, 2026.

ADOPTED and PASSED this _____ day of _____, 2026.

_____

Mayor Sharon Kalani

DRAFT

APPROVED AS TO FORM:

_____
Patrick Q. Sullivan, Assistant City Attorney

ATTEST:

_____
Rebecca Poirier, MMC, City Clerk

DRAFT

ITEM 6E

ATTACHMENT 2

Chapter 5, Division 9 of the Torrance Municipal Code – Redline Version

CHAPTER 5

CONDITIONAL USE PERMITS

(Amended by O-1635)

ARTICLE 1 - GENERAL

(Amended by O-3178; O-3425)

95.1.1 PURPOSE.

Conditional uses are those uses which have a special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location, making impractical their inclusion in any classes of use set forth in the various zoning districts and, therefore, to warrant special consideration. The purpose of the Conditional Use Permit is to ensure adequate public review of and input on all land uses which could potentially impact the community; and to ensure adequate review. At the time of application for Conditional Use Permit, a review of the location, design, configuration and impact of the proposed use shall be conducted by comparing such use to established standards.

95.1.2 REVIEW AND APPROVAL AUTHORITY.

The responsibility for review and approval or denial of Conditional Use Permits is as follows;

a) Conditional Use Permits will be reviewed and approved or denied by the Planning Commission.

b) Minor Conditional Use Permits (as identified in the Hawthorne Boulevard Corridor Specific Plan Zone) will be reviewed and approved or denied by the ~~Planning~~ Community Development Director. Applications for Minor Conditional Use Permits may be referred to the Planning Commission at the discretion of the Director.

95.1.3 FILING OF APPLICATION.

a) Application for a Conditional Use Permit may be made by the owner(s) of the property for which the permit is sought, an authorized agent, a purchaser in escrow or a lessee. Whenever the application is made by a person with less than fee simple title to the land, such application must be accompanied by written approval of such filing by the owner of such property.

b) Such application shall be filed with the ~~Planning Director~~Community Development Director and must be accompanied by a fee as provided for in Article 1, Chapter 9 of this Division to cover the costs of any required public notice and the processing of the application.

c) The fee will be refunded to the applicant, in the manner provided by the Charter and this Code for refund of monies, upon the dedication to the City of more than ten thousand (10,000) square feet of the subject property for the opening or widening of a

major or secondary city street as set forth in the Master Plan of Streets and Highways adopted by the City Council.

d) The application must be filed on a City application form, together with all plans and maps required by the ~~Planning Director~~Community Development Director, providing sufficient detail to explain the compliance of the proposed use with the established standards contained in this Division and any applicable Specific Plans ~~or Redevelopment Plans~~, and with the intent and provisions of the respective zoning district in which it is proposed to be located.

e) Until such application is deemed to be complete by the Planning Department, no action shall be taken or decision made.

95.1.4 (Number not used.)

95.1.5 HEARING AND NOTICE.

a) Upon receipt of a complete Conditional Use Permit application requiring Planning Commission determination, the ~~Planning Director~~Community Development Director will:

1) Set the date, time, and place for a public hearing, and send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll; and

2) Publish a notice of such hearing at least once in a newspaper of general circulation within the City not less than ten (10) days before a hearing is to be held.

b) The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.

95.1.6 FINAL DETERMINATION AND FINDINGS.

(Amended by O-3937)

a) The decision making body vested with the authority for final determination will record the decision in writing, and will recite therein the findings upon which any such decision is based. A final determination on an application for a Conditional Use Permit must be made by written resolution by the Planning Commission. A final determination on an application for a Minor Conditional Use Permit must be by written notice by the ~~Planning Director~~Community Development Director.

b) The Director or Commission may approve, deny and/or modify a Conditional Use Permit or Minor Conditional Use Permit in whole or in part. The review authority may approve a Conditional Use Permit or Minor Conditional Use Permit, only if all of the following findings are made in positive manner:

1) The proposed use is one conditionally permitted within the subject zoning district, complies with all of the applicable provisions of this Division and any

applicable Specific Plan ~~or Redevelopment Plan~~, complies with any conditions imposed on the property on which the use is proposed to be located, and any Code violations are abated. This paragraph shall not be interpreted to impose new requirements on legal nonconforming uses and structures under Article 22 of Chapter 2 of this Division;

2) The proposed use will not impair the integrity and character of the zoning district in which it is to be located;

3) The subject site is physically suitable for the type of land use being proposed;

4) The proposed use is compatible with the land use presently on the subject property if there is more than one (1) land use on the property;

5) The proposed use will be compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located;

6) The proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and any applicable Specific Plan or Redevelopment Plan;

7) The proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;

8) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;

9) There will be adequate provisions for public access to serve the proposed use;

10) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;

11) The proposed use will not produce any or all of the following results:

A) Damage or nuisance from noise, smoke, odor, dust or vibration,

B) Hazard from explosion, contamination or fire,

C) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

c) If a Conditional Use Permit or Minor Conditional Use Permit or other form of discretionary approval, by whatever name, is granted, specific monetary and non-monetary conditions may be imposed by the review authority that it finds are reasonable and necessary to mitigate project-related adverse impacts; to carry out the purpose and requirements of the respective land use district; and to effectuate the

purposes of the Torrance General Plan, any applicable Specific Plan ~~or Redevelopment Plan~~, and the best interests of the City. Such conditions may relate to both on- and off-site improvements and other mitigation measures, and may include, but are not limited to:

1) Avigation easements;

2) Dedication of land for access purposes;

3) Payment, in whole or in part, for traffic regulation devices;

4) Such other conditions as are deemed necessary to effectuate the proper development of the property and surrounding area and ~~insure~~ensure compliance with the Torrance General Plan.

5) In addition to the broad categories of approving conditions described above, the Applicant, or the real property which is the subject of the Application and one or more of the approvals described above (the "Property"), may be required to locate or annex the Property in a Community Facilities District ("CFD") as provided by the Mello-Roos Community Facilities Act of 1982, one or more assessment districts ("Assessment District"), or other form of lawful financing district or platform which are designed, individually or collectively, to fund capital improvements and services which are determined by the review authority to be appropriate pursuant to the standards set forth in this provision of the Torrance Municipal Code and any other lawful enactment, whether by ordinance, resolution, or other lawful action of the City. The terms and conditions of the CFD, the Assessment District, or other financing district or platform shall be determined by the review authority. The Property shall be subject to any and all conditions imposed by the CFD, the Assessment District, or other financing district or platform including, without limitation, any Special Tax, any Assessment, or any other financial charge or lien.

95.1.7 RIGHT OF APPEAL.

a) The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1

b) The decision of the ~~Planning Director~~Community Development Director may be appealed to the Planning Commission in the same manner as is provided in Section 92.30.11 of Article 30, Chapter 2 of this Division and shall be accompanied by fees set by Council resolution.

95.1.8 CONDITIONAL USE PERMIT TO RUN WITH THE LAND.

A Conditional Use Permit granted pursuant to the provisions of this Chapter shall continue to be valid upon a change of ownership of the site, business, service, use or structure which was the subject of the permit application.

95.1.9 CONDITIONAL USE PERMIT EXPIRATION.

A Conditional Use Permit shall expire and become null and void, when any of the following apply:

a) When any time specified in the permit has expired;

b) If the permit is not used within ~~one (1)~~ 2 years after the granting of the permit; provided that the ~~Planning Director~~Community Development Director may grant an extension of the permit for an additional period as provided in Section 92.2.7.1;

c) At the expiration of ~~ninety (90)~~ 180 days after the discontinuation of the use for which the permit has been issued.

95.1.10 REVOCATION.

a) The Planning Commission may hold a public hearing to revoke or modify a Conditional Use Permit granted pursuant to the provisions of this Chapter. Ten (10) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which such Conditional Use Permit was granted. Notice shall be deemed delivered two (2) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County of Los Angeles, and/or the project applicant.

b) A Conditional Use Permit may be revoked or modified by the Planning Commission if any of the following findings can be made:

1) That the circumstances under which a Conditional Use Permit as granted have changed so that one (1) or more of the findings of fact contained in Section 95.1.6 "FINDINGS" can no longer be made in a positive manner;

2) That the Conditional Use Permit was obtained by misrepresentation or fraud;

3) That one (1) or more of the conditions of the Conditional Use Permit have not been met; or

4) That the use is in violation of any statute, ordinance, law, or regulation.

95.1.11 NUISANCES.

Neither the provisions of this Chapter nor the granting of any permit provided for herein shall authorize or legalize the maintenance of any public or private nuisance. The conditions under which a Conditional Use Permit was approved may be modified by the City without the consent of the property owner or operator if the Planning Commission finds that the development constitutes or is creating a nuisance.

ARTICLE 3 - CONDITIONAL USES AND DEVELOPMENT STANDARDS

95.3.1 USES PERMITTED; CRITERIA.

Notwithstanding any other section of this Code, the following uses and uses substantially the same as said uses on the basis of type, definition, burden and any other criteria utilized by this Chapter as a basis for allowing a use by Conditional Use Permit, may be permitted in the stated zones only by Conditional Use Permit, or by compliance with development standards required by this Chapter where such compliance is authorized in lieu of or in addition to a Conditional Use Permit.

95.3.2 AIRPORTS, HELIPORTS, HELISTOPS AND LANDING STRIPS.
(Amended by O-1854)

a) Airports and landing strips conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only, subject to the provisions of Chapter 3 of Division 7

b) Heliports and Helistops conditionally permitted, subject to the provisions of Chapter 8 of Division 9

c) The provisions of this section shall not apply to that certain area of the Torrance Municipal Airport designated as the "Aero-nautical Area" as delineated on the Torrance Airport print dated February 6, 1968 and marked Exhibit "A", on file in the Office of the ~~Planning Director~~Community Development Director.

95.3.3 ON-SALE LIQUOR SALES ESTABLISHMENTS.
(Amended by O-1660; O-2021; O-2511)

a) On-sale liquor sales establishments are conditionally permitted in zones C-1, C-2, C-3, C-4, C-5, M-1 and M-2.

b) For the purpose of this section, on-sale liquor sales establishment shall mean any premises on or from which any alcoholic beverage is sold or dispensed for sale to the general public, excepting therefrom those premises from which distilled spirits are sold by the bottle or package to be consumed off the premises.

~~c) The sale of beer and wine is conditionally permitted in the C-R zone only in conjunction with the sale of food. No other alcoholic beverages may be sold.~~

c~~d~~) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any nonconforming use of premises used for an on-sale liquor sales establishment shall terminate, where such establishment shall have ceased the sale of liquor by reason of the termination or revocation of the State on-sale liquor license therefor or the suspension by the State of sales thereunder for a period of 180 ~~ninety (90)~~ or more calendar days. ~~unless renewed by the License Review Board.~~

~~e) The conditional use permit shall be renewed, if at all, by the License Review Board, rather than the Planning Commission, where the sale of liquor is to be resumed in such establishment after it has ceased as provided in subsection c) and the existing State on-sale liquor license is to be transferred or exchanged for another on-sale liquor license.~~

~~f) The conditions of subsections d) and e) shall apply equally to any establishment selling beer and wine under subsection c).~~

d~~g~~) The Planning Commission ~~or the License Review Board~~, as the case may be, shall specify individual development standards for each establishment when granting or renewing a Conditional Use Permit based on the following considerations:

1) Its distance from existing residential uses within the zone and its distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed.

2) Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment.

3) Hours of operation of the proposed establishments.

4) The combination of uses proposed within the proposed establishment.

5) The quality of the interior and exterior construction and furnishings.

6) Such other considerations as, in the judgment of the Planning Commission ~~or License Review Board~~ are necessary to protect the public health, safety or welfare.

95.3.4 BORROW PITS.
Borrow pits to a depth of over three (3) feet (all zones). This does not include required drainage sumps or normal grading for new construction or parking lots.

95.3.5 ANIMAL HOSPITALS; KENNELS.
Animal hospitals and kennels with overnight care are conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only; provided, however, no animal hospital or kennel shall be located closer than ~~three hundred (~~300~~)~~ feet from any school, park, residential zone or residential use. Adequate measures and controls, satisfactory to the Planning Commission shall be taken to prevent offensive noise, odor, dust and flies.

95.3.6 CHURCHES.
(Amended by O-2636; O-2637; O-2819; O-3754)

Churches and associated recreational, educational and social facilities conditionally permitted in R-1, R-2, A-1, C-3, C-4, C-5, M-1, M-L R-3, R-R-3, R-4, C-1 and C-2. Churches are subject to the following development standards:

a) A church steeple or bell tower may exceed the height limit of the zone in which it is located provided there is no floor space above the height limit in the zone in which it is located.

b) The parking area shall be developed in accordance with Chapter 3 of this Division.

c) The main structure or the usable floor area of a church shall not exceed the height limit of the zone in which it is located.

95.3.7 CEMETERIES, CREMATORIES, MAUSOLEUMS, COLUMBARIUMS.
Cemeteries, crematories, mausoleums and columbariums conditionally permitted in all zones. The granting of said Conditional Use Permit shall be conditioned upon the following:

a) Proof of financial ability to develop and maintain a proposed cemetery.

b) Submission of adequate plans for perpetual care of the cemetery.

c) Adequacy of access.

d) Avoidance of traffic congestion.

e) Adequacy of screening from adjoining properties.

~~**95.3.8 AMUSEMENT PARKS; CARNIVALS; AUDITORIUMS; STADIUMS, ETC.**~~ ~~(Amended by O-2998; O-3485)~~

~~Establishments or enterprises involving large assemblages of people or automobiles conditionally permitted in C-1, C-2, C-3, C-4, C-5, M-1 and M-2 zones only. Such organizations shall include but not be limited to:~~

~~a) Amusement parks;~~

~~b) Carnivals (As provided for in Sections 33.18.4. and 33.18.5. of this Code);~~

~~c) Open air theaters, legitimate theaters and race tracks;~~

~~d) Auditoriums and stadiums;~~

~~e) Privately operated recreation centers of a unique nature such as go-cart race tracks, pony rides, trampoline centers and similar uses;~~

~~1) A pony ride may be conducted as an incidental use when held in conjunction with a pumpkin sales lot on vacant property pursuant to Subsection 92.2.9 e.~~

~~f) Arcades, and other similar places or other businesses which provide five (5) or more electronic or mechanical games which are activated by money or tokens, or for which the participant pays money for the privilege of playing the said electronic or mechanical games.~~

95.3.9 MEDICAL INSTITUTIONS; HOSPITALS; SANITARIUMS, ETC.
(Amended by O-2819; O-2937; O-2940; O-3365)

Medical institutions governed by the following:

a) Hospitals, sanitariums and mental hospitals conditionally permitted in R-3, R-R-3, R-4, C-1 and C-2 zones; no such permit is required in C-3, C-4 and C-5 zones;

b) Rest homes and convalescent homes facilities for the aged conditionally permitted in R-3 and R-R-3 zones; no such permit is required in R-4, R-P, C-1 and C-2 zones;

c) Institutions for the treatment of alcoholics, mental hygiene homes conditionally permitted in R-4, R-P, C-1, C-3, C-4 and C-5 zones;

d) Nursing homes, specialized homes for geriatrics and convalescent hospitals conditionally permitted in R-3, R-R-3, R-4, C-1, C-2 and C-3 zones; no such permit is required in C-4 and C-5 zones;

e) Foster homes ~~for mentally retarded children~~, housing 7 ~~two~~ or more children, are conditionally permitted in R-3, R-R-3, R-4 and A-1 zones.

f) Residential Care Facility or Adult Residential Care Facility for seven or more individuals are conditionally permitted in the R-3, R-R-3, and R-4 zones.

95.3.10 PRIVATE CLUBS, FRATERNITIES, LODGES, ETC.
Private clubs, fraternities, sororities and lodges conditionally permitted in R-3, R-R-3, R-4 and R-P zones only. Such uses are permitted without such permit in C and M zones.

95.3.11 PUBLIC UTILITIES.
Public utilities or utilities operated by mutual agencies consisting of water wells, electrical substations, gas metering stations, telephone exchanges, power boosters or conversion plants, with the necessary buildings, apparatus or appurtenances incidental thereto, conditionally permitted in all zones except that no such permit is required in M-1 and M-2 zones.

95.3.12 COMMERCIAL RADIO AND TELEVISION EQUIPMENT.
(Amended by O-2010; O-2011)

Commercial radio and television antennae, towers and transmitters and auxiliary equipment are conditionally permitted in all zones; provided, however that no such permit is required in M-1 or M-2 zones or on property owned by the United States, the State, the City, the Torrance Unified School District or any other public agency.

95.3.13 REFUSE DUMPS AND SEWAGE DISPOSAL PLANTS.
(Amended by O-1921)

Refuse and sewage disposal plants, refuse dumps and relocation of refuse dumps are conditionally permitted in M-1 and M-2 zones; provided, however, that no application for a conditional use permit to operate a refuse and sewage disposal plant or refuse dump or to relocate a refuse dump shall be filed unless and until the Los Angeles Regional Water Quality Control Board has approved the operation or relocation of such plant or dump. A refuse dump is any property used for the disposal of refuse as defined in Section 43.1.1. of this Code.

95.3.14 TRAILER PARKS.
(Amended by O-2128)

Trailer parks, subject to the development of standards contained within all applicable City ordinances and other conditions and/or standards the Planning Commission deems pertinent, conditionally permitted in R-1, R-2, R-3, R-R-3, R-4, R-P, C-1 and C-2 zones. In addition, temporary use is conditionally permitted in zones M-1 and M-2.

95.3.15 SERVICE STATIONS.

(Amended by O-1964; O-2324; O-2711; O-3184)

Service stations conditionally permitted in C-R, C-1, C-2, C-3, C-4 and C-5 zones; no such permit is required in M-1 and M-2 zones. Whether a Conditional Use Permit is or is not required, the development standards applicable to service stations shall be those which are specified in this Section. These development standards will also apply to existing service stations at such time as those existing service stations may come before the City for expansion or remodeling or any other development requiring any permit from the City.

a) The service station structure and all accompanying structures shall be decoratively treated. Elevations must be compatible with the surrounding area.

b) Each trash area shall be completely enclosed on all sides with architecturally compatible materials, and shall contain a solid gated opening large enough to accommodate standard size commercial trash bins.

c) All lighting shall be constructed in such a manner, and provided with reflectors, so that all glare is directed away from surrounding land uses and public rights-of-way.

d) All signing shall comply with applicable sections of this Code.

e) Six (6) foot high walls shall be constructed adjacent to residential uses and must decrease in height to front yard so as to be compatible with adjacent land. Said walls shall be constructed of decorative masonry or other substantial decorative material which will withstand the environmental, pedestrian and vehicular contact normally associated with service stations. A planted area adjacent to said walls may serve to partially fulfill the required decorative and protective functions.

f) A final landscaping plan shall be approved by the Planning Department. Landscaping shall be provided on a minimum of five (5) percent of the surface of the service station site, excluding the building area, and shall include:

1) A minimum of three (3) foot wide planter adjacent to all curb cuts, public telephone booths and other permanently installed permitted items, and pedestrian access from the street.

2) A minimum one hundred fifty (150) square foot planter at the intersection of two (2) property lines at a street corner.

3) Additional planting is encouraged along building facades facing public rights-of-way, as screening material adjacent to restroom doors, and along interior property lines.

4) Planting shall include a mixture of trees, shrubs, and groundcovers, with all trees to be a minimum of twenty-four (24) inch box in size and shrubs to be a minimum of five (5) gallons in size. All planted areas shall be provided with a permanent irrigation system. All planters shall be a minimum of six (6) inches in

height and be constructed of materials compatible with the main structure(s), with the exception that planters in the parkway area need not be raised except as necessary to prevent the flow of injurious liquids into the planted area.

g) All activities and operations shall be conducted entirely within an enclosed building, except that the following activities and operations shall additionally be permitted outside of a building:

1) Dispensing of gasoline, oil, air and water from pump islands and sale of related automotive items and services.

2) Sale of soft drinks, candy and cigarettes sold via dispensers, to be located in a designated area.

3) The display of not more than ten (10) tires, not more than one (1) windshield wiper display rack, and not more than one (1) closable rack per pump island for additives, and canned lubricating oils.

4) Emergency service, but not to include major automobile repairs.

5) Public telephones, provided they are in a location which is visible from the street and accessible on a twenty-four (24) hour basis.

h) Emergency shut-offs shall be installed per Fire Department standards.

i) All Code standards of development and operation, and all conditions and limitations made part of the granting of a Conditional Use Permit for a service station by the City, shall be continuously posted within the building in a conspicuous place so all employees can read them.

j) All gongs and bells for the signal system shall be mounted inside the building and kept as quiet as possible to avoid unnecessary disturbances to adjacent areas.

k) A minimum of three (3) parking spaces for each service bay shall be provided. All required parking spaces shall be clearly marked and shall meet all City Codes and Standards.

l) A minimum of two restrooms shall be provided for public use at no cost. Such restrooms shall include toilet facilities and washbasins. One shall be designated for the use of males and one for females. Restroom doors shall be completely screened from public view with architectural and/or landscape materials compatible with the main building. This provision shall apply when an application for a building permit has been filed on or after March 6, 1987, to construct new structures or remodel existing structures on service station premises.

m) The Planning Commission may review the Conditional Use Permit on a yearly basis for conformance to Code and special requirements, and may terminate the Conditional Use Permit upon the determination that any of these requirements have not been met.

n) Painting, body and fender repair, and tire recapping are prohibited on the subject property.

o) The Planning Commission may permit other activities not enumerated or prohibited above, including, but not restricted to, rental of trailers, trucks and other vehicles on the subject property if it determines that:

1) The activity will not be materially detrimental to the public welfare or to the property or other persons located in the vicinity thereof.

2) The activity will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

3) The activity will not produce or be reasonably anticipated to produce any of the following:

A) Damage or nuisance from noise, smoke, odor, dust or vibration;

B) Hazard from explosion, contamination or fire;

C) Hazard occasioned by the unusual volume or character of traffic or the congregating of a large number of people or vehicles.

p) Compressed air and water facilities shall be provided for public use at no cost. This provision shall apply when an application for a building permit has been filed on or after March 6, 1987, to construct new structures or remodel existing structures on service station premises. Existing service stations shall comply with this provision by March 6, 1990.

95.3.16 RIDING ACADEMIES AND PUBLIC STABLES.

Riding academies and public stables conditionally permitted in C-1, C-2, C-3, C-4, C-5, M-1 and M-2 zones. Individual requirement for each such use shall be determined by the Planning Commission on the basis of the following criteria:

a) Standards of density of animals on site area;

b) Frequency of removing accumulated manure;

c) Adequate control of dust, noise and odors;

d) Adequate provisions for insect control;

e) Adequate drainage of the site;

f) Adequate off street parking;

g) Location of the site in relation to surrounding land uses;

h) Provision of public toilets and sanitary facilities;

i) Such other criteria as will best serve the planned development needs of the City.

95.3.17 WRECKING YARDS; SALVAGE YARDS.

Wrecking yards, salvage yards and similar uses conditionally permitted in M-2 zone only. Premises used for the wrecking or dismantling of automobiles or other vehicles, salvage yards, scrap yards, junk yards and similar uses. The parking or storage of vehicles to be wrecked or dismantled, or storage of scrap or similar items shall be considered a part of operations covered by this section and subject to all requirements herein. In addition to any other requirements which may be imposed upon the granting of said Conditional Use Permit, the following standards and requirements shall apply, unless otherwise specified and specifically set forth and itemized in said permit:

a) The premises shall be maintained in a neat and orderly manner.

b) All improvements shall be maintained in good state of repair.

c) No burning of combustible material shall be permitted on the premises, unless in accordance with the requirements of the Los Angeles County Air Pollution Control District.

d) No unsanitary conditions shall be allowed to exist.

e) All requirements of the Fire Prevention Officer shall be met.

f) The area shall be entirely enclosed, except for normal gateways for access purposes with a wall or fence. Said wall or fence shall be a uniform height with a minimum of eight (8) feet and shall be constructed of solid materials such as masonry, metal or wood. Such material shall be new or of a quality acceptable to the Planning Commission. Except for masonry walls, all fences shall be painted in uniform neutral color and maintained in a neat and orderly condition.

g) No automobiles or materials shall be piled higher than the fence.

h) Paved off street parking facilities shall be provided for customer parking with the number of spaces to be determined by the Planning Commission.

i) No signs shall be painted on the surface of the walls.

j) A plot plan drawn to scale shall be filed with the application for a Conditional Use Permit, showing the following:

1) Dimensions of the entire property;

2) Dimensions of the enclosed areas;

3) Location of fences and walls;

4) Off street parking for customers and employees;

5) The layout of the area within the enclosures showing storage areas, dismantling areas, access aisles, office location, size of signs.

6) The name, address and telephone number of the property owner and the name, address and telephone number of the operator, if different from the owner.

95.3.18 EDUCATIONAL INSTITUTIONS.
(Amended by O-2342; O-2819)

Educational institutions shall submit a plot plan to the Planning Commission showing location of all proposed structures on the site, indicating setbacks from surrounding residential properties, parking spaces for employees and students, landscaped areas and relation of playground facilities to surrounding residential uses.

a) Private schools to and including the 12th grade are conditionally permitted in R-1, R-2, R-3, R-R-3, R-4, A-1, ~~and~~ R-P, M-1, and M-L zones, provided that private religious schools shall be permitted to enlarge existing uses without a Conditional Use Permit with the permission of the City Council, where the Council finds that such enlargement would not be detrimental to surrounding properties.

(Amended by O-1690)

b) Colleges and universities, private and public, conditionally permitted in all zones except no such permit shall be required in M-1 and M-2 zones.

c) Trade or training schools conditionally permitted in any zone in which the trade being taught is permitted; provided, however, that no such permit is required in the M-1 and M-2 zones.

95.3.19 DRIVE-IN THEATRES.
Drive-in theatres conditionally permitted in C-3, C4 and C-5 zones; no such permit is required in M-1 and M-2 zones. The following general development standards apply in all cases:

a) Ingress and egress for any site shall be directly to or from a secondary highway;

b) In order to minimize traffic congestion, off street standing space or side service road space shall be provided at any entrance between the ticket gates and highway sufficient to accommodate vehicles in such a manner that no blocking of traffic shall occur on a City street;

c) Any area of the site accessible to vehicles shall be paved in accordance with parking lot improvement standards of the City;

d) Any picture screen less than five hundred (500) feet from a major or secondary highway shall be so located or shielded so that the picture surface cannot be viewed from such highway within five hundred (500) feet of the screen.

e) The site shall be enclosed by a wall, solid fence or compact evergreen hedge at least six (6) feet high.

95.3.20 CAR WASH FACILITIES.
(Amended by O-3835, O-3921)

Car wash facilities are conditionally permitted on lots or parcels of land zoned for car wash uses, and within the C-3, C-4, C-5, M-1, M-2 zones, within the Transitional Commercial/Industrial Sector of the D-T zone, and within the NT (North Torrance), PR (Promenade), and MP (Meadow Park) sub-districts of the HBCSP zone, subject to the development standards specified in this Section. These development standards will also apply to existing car wash facilities at such time as those existing car wash facilities may come before the City for expansion or remodeling or any other development requiring any permit from the City.

a) Minimum Lot Area. The minimum lot area for car wash facilities shall be 1 recorded lot or parcel of land not less than 20,000 square feet in area, except for self-service car wash facilities located on the premises of a service station. This requirement shall not apply to the expansion or remodeling of a preexisting car wash facility.

b) Setbacks. No building or structure for a car wash facility shall be located within 20 feet of any property line nor within 100 feet from the property line of a residential use. Landscape areas at a width of 10 feet shall be provided adjacent to all street frontages. Outdoor equipment, power-driven equipment, steam-cleaning equipment, vacuums, blowers, and other noise emitting equipment shall not be located within 100 feet from the property line of a residential use. This requirement shall not apply to the expansion or remodeling of an existing car wash facility that was established or constructed prior to September 20, 2016, when deemed necessary to remedy an existing nonconforming condition.

c) Access and Circulation. No more than 2 driveways shall be permitted on any street.

d) Queuing of Vehicles. Queuing lanes shall be provided to accommodate a minimum of 5 vehicles per lane. Areas designated for vacuuming and hand drying of vehicles shall be provided. No vehicle that will be or has been serviced may be parked on public streets, sidewalks, parkways, landscape, driveways, or alleys.

e) Parking. For each lot or parcel of land used for a car wash facility, there shall be provided 1 parking space for each 200 square feet of gross floor area, excluding the floor area within car wash tunnels dedicated for conveyor belt operations.

f) Noise. An acoustical analysis shall be prepared by a professional noise consultant which verifies noise emitting from the car wash use will comply with decibel levels as stated in Chapter 6 of Division 4. No outdoor loudspeakers, sound amplifying equipment, speakers, radios, paging, telephone bells, buzzers, and similar signaling devices shall be permitted.

g) Hours of Operation. Hours of operation are limited to 7:00 a.m. to 7:30 p.m. daily.

95.3.21 RESTAURANTS.
(Amended by O-2443; O-3202)

a) Except as provided below, restaurants, cafes and all eating establishments serving prepared food for public consumption, including drive-in and walk-up restaurants are conditionally permitted in C-R, ~~C-1, C-2, C-3, C-4, C-5,~~ M-1 and M-2 zones. No Conditional Use Permit is required in the C-1, C-2, C-3, C-4, and C-5 Zones unless the restaurant proposes alcohol service and/or a drive-through option. Development standards in any case are as follows:

1) Landscaping and off-street parking shall be provided in compliance with Chapter 3 of this Division.

2) An automatic dry chemical extinguishing system shall be provided over all cooking areas.

3) All signs shall be approved by the ~~Environmental Quality Commission~~Community Development Department.

4) A roof equipment screening plan shall be submitted for approval of the Planning Commission.

5) An enclosed trash area shall be provided that is compatible with the structure.

6) Lighting shall be directed away from any residential uses.

7) Outside music~~, and~~ public address systems, or entertainment provided as an incidental use shall conform to the standards established in Chapter 6 of Division 4 of this Code.

8) A plot plan shall be submitted showing location of buildings and structures, parking layouts, landscaping design and lighting.

9) Vehicular and pedestrian ingress and egress shall be designed in a manner compatible with the neighborhood in which it is located.

10) The architecture and general appearance of the building and grounds shall conform to the Design Review standards set out in Article 30 of Chapter 2 of Division 9 of this Code.

11) Restaurants and eating establishments with on-sale liquor operation, in addition to meeting all requirements of this Section, shall also meet all requirements of Section 95.3.3, entitled "On-sale Liquor Sales Establishments."

~~b) In addition to the above-listed development standards, if the following development standards are met, no conditional use permit shall be required:~~

~~1) The food served is either prepackaged, or prepared on the premises without the use of kitchen facilities, and consists of snacks or dessert-type food items, and is incidental to the commercial or industrial uses on the premises; or~~

~~2) The food sold or furnished is packaged for takeout only, and no provision is made on premises for seating, or for food consumption by the public and:~~

~~A) The food preparation does not require any baking, frying or smoking, and produces no smoke or odors beyond the property line; or~~

~~B) If the food preparation involves baking, frying or smoking which does produce smoke or odors, that the food service is not less than three hundred (300) feet from the nearest residence; and~~

~~3) The food service facility is located in a shopping center, or other complex which provides not less than two hundred (200) parking spaces.~~

95.3.22 RESIDENTIAL USES IN COMMERCIAL ZONES.
(Amended by O-1877; O-1878)

Residential uses conditionally permitted in zones C-1 and C-2.

95.3.23 Repealed by O-2130; O-2194.

95.3.24 AUTOMOBILE, TRUCK, MOTORCYCLE, TRAILER AND BOAT REPAIR FACILITIES.
(Added by O-1964)

Automobile, truck, motorcycle, trailer, and boat repair facilities, including body and fender, painting and upholstery conditionally permitted in C-1, C-2, C-3, C-5 and all manufacturing zones. Development standards in all cases are as follows:

a) Building elevations must be compatible with surrounding area.

b) Trash areas shall be completely enclosed with materials compatible in color and texture with the main structure.

c) Lights shall be directed away from adjacent areas.

d) All work shall be performed entirely within a building.

e) No used or discarded parts or equipment shall be located outside of the building except within an enclosed trash storage area.

f) All damaged or wrecked vehicles or equipment awaiting repair shall be effectively screened so as not to be visible from surrounding property at the same elevation.

g) No damaged or wrecked vehicles, equipment, boats, trucks, or motorcycles shall be stored for impound or for any other purpose other than repair under a work order, provided, however, that impound yards may be conditionally permitted in the M-1 and M-2 zones.

h) Premises shall be maintained in a neat and orderly manner and all improvements be maintained in a good state of repair.

i) No building shall be constructed providing openings, excluding pedestrian access, facing any property line, street or alley, abutting any residential district, residential or school use.

j) All signing shall comply with applicable sections of this Code.

95.3.25 AUTOMOBILE, TRUCK, MOTORCYCLE, AND TRAILER SALES AGENCIES.

(Added by O-1964)

Automobile, truck, motorcycle, and trailer sales agencies, new and used, conditionally permitted in C-1, C-2, C-3, C-5 and all manufacturing zones. Development standards in all cases are as follows:

a) Repair or maintenance facilities operated incidental to such use shall comply with standards for repair facilities set forth in Section 95.3.24. of this Code.

b) A minimum five (5) foot setback shall be provided, excluding buildings on all front and exterior property lines, setback to be sixty (60) percent landscaped and provided with a sprinkler system.

c) Two (2) percent of lot area, exclusive of buildings, shall be maintained with landscaping and provided with a sprinkler system.

d) All signing shall comply with applicable sections of this Code.

e) All lights shall be reflected away from adjacent uses and light standards shall not exceed fifteen (15) feet maximum height.

95.3.26 Repealed by O-2307.

95.3.27 ACCESSORY USES ON COMMERCIAL PARKING LOTS.

(Added by O-2151)

a) A conditional use permit shall be required for all separate commercial structures containing less than four hundred (400) square feet of gross floor area for accessory uses on commercial parking lots.

b) The following minimal development standards shall apply to all such uses:

1) A plot plan should be submitted showing:

A) Existing structures, the location of off-street parking including aisles and direction of traffic circulation, ingress and egress from streets and highways, with approximate dimensions of each.

B) Elevation of the proposed structure including materials, color and complete signing.

2) There shall be more than one (1) access or driveway from a public street onto the parcel on which the proposed use is situated unless the parcel utilizes common off-street parking with adjacent parcels.

3) Sanitary facilities shall be provided on the same parcel or an adjacent parcel within a radius of one hundred fifty (150) feet of said use; and written evidence shall

be filed with the Department of Building and Safety granting consent to the employees of said building to use such facilities.

4) Such uses shall contain at least one (1) doorway and two (2) windows all capable of being readily opened by employees thereof.

5) Utilities serving such facilities will be provided underground; and no overhead wires shall be provided to any such structure from any other structure without specific approval of the Planning Commission.

6) Business hours shall be compatible with adjacent commercial uses.

95.3.28 DWELLINGS EXCEEDING DEVELOPMENT STANDARDS, CONDOMINIUMS.
(Added by O-2386; Amended by O-3217; O-3235; O-3243; O-3245; O-3251)

~~a) Multiple residential developments of more than three (3) stories in height or having more than one hundred (100) units, or a density greater than twenty-seven (27) units per acre.~~

a~~b~~) In the R-3 zone, the following shall also be subject to the provisions of this Chapter:

1) Buildings more than ~~two (~~2~~)~~ stories in height;

2) Developments exceeding a Floor Area Ratio of 0.6 to 1.0.

b~~c~~) In the R-2 zone, or in any other zone where ~~two (~~2~~)~~ dwellings are being constructed or provided on the same lot or parcel of land, the following shall also be subject to the provisions of this chapter:

1) Buildings more than ~~two (~~2~~)~~ stories in height or more than ~~twenty-seven (~~27~~)~~ feet in height;

2) Developments exceeding a Floor Area Ratio of .65 to 1.0;

3) Where, in order to preserve an existing dwelling unit already on the property, a request is made for open, uncovered parking spaces, or tandem parking spaces.

95.3.29 COMMERCIAL AND OFFICE STRUCTURES.
(Added by O-2386; Amended by O-3049)

a) A Conditional Use Permit shall be required for any addition to, or conversion of, any building or structure, or for construction of any building or structure designed for or intended to be used for commercial purposes, including offices, if the building or structure after such addition, conversion or construction meets any of the following criteria:

1) Is more than two (2) stories or thirty-five (35) feet above grade to the highest projection of the roof; or.

2) Has a gross floor area of fifteen thousand (15,000) square feet or more; or.

3) Has a gross floor area to lot area ratio of more than .50 to 1.00.

b) In considering the Conditional Use Permit application, the decision making body shall consider relevant factors, including but not limited to, access, parking, privacy, light and air, noise, aesthetics, and infrastructure.

95.3.30 ENVIRONMENTALLY SIGNIFICANT MANUFACTURING.
(Added by O-2386)

Any addition to any existing manufacturing use or any new manufacturing facility or equipment that will generate smoke, vibration, dust or noise, or will have any portion of the structure exceeding forty-five (45) feet above grade, or having a floor area of fifteen thousand (15,000) square feet or more, or employing one hundred (100) persons or more.

95.3.31 MANUFACTURING AND STORAGE STRUCTURES.
(Added by O-2449)

a) An addition to any existing manufacturing or storage facility having a floor area of fifteen thousand (15,000) square feet or more.

b) Multiple structures having an aggregate floor area of fifteen thousand (15,000) or more square feet which are built within any twelve (12) month period.

c) Any building or structure designed or which is used for the employment of one hundred (100) or more persons.

d) Any structure or equipment which will generate smoke, vibration, dust or noise.

e) A structure any portion of which will exceed forty-five (45) feet in height above grade.

~~**95.3.32 TRASH ENCLOSURES.**~~
~~(Added by O-2470)~~

~~a) All trash from all uses permitted by this Article shall be kept at all times in enclosures of the type described in this Section.~~

~~b) Trash enclosures as required in this section shall be bounded on three (3) sides by walls of material compatible in color, texture and appearance with the main structure and having a gated opening of sufficient width to permit the removal and replacement of standard size commercial trash bins. The gate of said enclosure shall be constructed of solid, opaque material.~~

~~c) Trash bins shall remain in the enclosures except during trash pickup.~~

~~d) Violation of this Section shall be grounds for the holding of a hearing wherein the occupant of the premises in question shall be required to show cause why the Planning~~

~~Commission should not revoke any Conditional Use Permit, Waiver, Precise Plan or Variance granted by it.~~

95.3.33 COMMUNITY SERVICE FACILITIES.
(Added by O-2636)

a) Community service facilities are those non-governmental entities providing recreational, educational, social and cultural activities for the public. Such facilities may be supported by fees and/or charitable contributions.

b) Community service facilities are conditionally permitted in all zones except R-1, R-2 and M-2.

95.3.34 ADULT ENTERTAINMENT.
(Added by O-2689)

A Conditional Use Permit shall be required for all of the uses identified in Article 33 of Chapter 2 of this Division, in accordance with the requirements thereof.

95.3.35 BIRD QUARANTINE FACILITY.
(Added by O-2736)

a) Bird quarantine facilities in compliance with regulations of the U.S. Department of Agriculture are conditionally permitted in the M-2 zone.

b) In any such facility, the quarantine area shall be completely closed off from all offices and delivery areas, with access while birds are on the premises only through double sided showers wherein employees shall be required to shower before entering the quarantine area, and upon leaving it. The quarantine area shall be cleaned and disinfected after use by each shipment of birds.

c) The Planning Commission may impose other reasonable conditions.

95.3.36 SECONDARY RECOVERY OIL OPERATIONS.
(Added by O-2744)

a) Any secondary recovery oil operations as defined in Section 97.13.1.; provided, however, that notice of a hearing therefor shall be given as required by Section 97.13.5

b) An application therefor shall be accompanied by an opinion of a geologist licensed by the State of

California as to whether the proposed operation will result in any subsidence, rebound or other deleterious geological effects, together with recommended mitigating measures.

95.3.37 MULTIPLE OWNER-OCCUPIED RESIDENTIAL STRUCTURES.
(Added by O-2921; Amended by O-2930; O-2933)

A Conditional Use Permit shall be required for the new construction of any multiple ownership residential structure (condominiums, community apartment projects, stock

cooperatives, etc.) and for the conversion of existing apartment houses and other buildings to multiple owner-occupied residential structures. (See Article 36, Chapter 1, Division 9, commencing with Section 91.36.1. for the standards, guidelines and rules relating thereto)

95.3.38 COMMERCIAL AND INDUSTRIAL CONDOMINIUMS.

(Added by O-2930; O-2933)

A Conditional Use Permit shall be required for the construction of any condominium or stock cooperative or other similar joint ownership agreement building which is to be used for offices, retail or wholesale stores, shops, manufacturing buildings or other similar exclusively commercial or industrial uses, or for the conversion of any existing structure to such condominium, stock cooperative or other similar joint ownership agreement use.

95.3.39 RESTRICTION ON PARKING SPACE USE.

(Added by O-3006)

A Conditional Use Permit shall be required for the implementation of any restricted parking system designed to charge users of the parking system a fee for such use in excess of any minimum time limits, or for which any card, gate, or guard system is utilized to restrict parking access to parking spaces designated to meet minimum Code requirements.

95.3.40 Repealed by O-3911.

95.3.41 HOTELS AND MOTELS.

(Added by O-3179; Amended by O-3197)

Hotels and motels are conditionally permitted in the C-2, C-3, and C-5 zones. (Hotels and motels are also permitted where allowed under the redevelopment plan for the project area in which such lot or parcel of land is situated.) Hotel and motel development shall be subject to all applicable City Ordinances, standards and other conditions which the approval authority deems pertinent. In addition, the following guidelines shall be considered in the approval process:

a) Whether the minimum lot frontage is at least one hundred (100) feet with not less than a twenty (20) foot front setback;

b) Whether twenty (20) percent of the total lot area is open as permanently maintained landscaping;

c) Whether a parking demand study has been prepared by a traffic engineer;

d) Whether a market analysis has been prepared by a qualified consultant;

e) Whether affiliation with a recognized hotel or motel organization has been confirmed.

95.3.42 RECYCLING FACILITIES.

(Added by O-3214)

a) Intent and Purpose. The intent and purpose of these regulations is to meet the requirements of the State Beverage Container Recycling and Litter Reduction Act of 1986; to meet community recycling needs; and to ensure the compatibility of recycling facilities with surrounding uses for the protection of the health, safety and general welfare of the City of Torrance and its residents.

b) Definitions.

1) "Recyclable material" means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. "Recyclable material" does not include refuse or hazardous materials. "Recyclable material" may include used motor oil collected and transported in accordance with Sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

2) A "recycling facility" means a center for the collection and/or processing of recyclable materials. A "certified recycling facility" or "certified processor" means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A "recycling facility" does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by the residential property, business or manufacturer. "Recycling facilities" may include small collection facilities, large collection facilities or processing facilities.

3) "Collection facility" means a center for the acceptance by donation, redemption or purchase, of recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated below. Collection facilities may include small collection facilities or large collection facilities.

4) "Small collection facilities" means facilities which occupy an area of not more than five hundred (500) square feet, and may include a mobile unit; bulk reverse vending machines or a grouping of reverse vending machines cumulatively occupying more than fifty (50) square feet per site; kiosk type units which may include permanent structures; unattended containers placed for the donation of recyclable materials.

5) "Large collection facilities" means those facilities which occupy an area of more than five hundred (500) square feet and may include permanent structures.

6) "Processing facility" means a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end user’s specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. "Processing facilities" include light processing facilities and heavy processing facilities.

7) "Light processing facility" means a facility which occupies an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage

area and has up to an average of two (2) outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A "light processing facility" shall not shred, compact or bale ferrous metals or other food and beverage containers.

8) "Heavy processing facility" means any processing facility other than a light processing facility.

9) "Mobile recycling unit" means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A "mobile recycling unit" also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

c) No person shall permit the placement, construction or operation of any recycling facility with the exception of reverse vending machines, without first obtaining a permit pursuant to the standards set forth in this Section. Table 95.3.42 sets forth the type of permit required and zones permitted for various types of recycling facilities.

Table 95.3.42

Type of Facility	Zones Permitted	Permit
Reverse vending machines	All except residential	Admin.
Small collection	C1, C2, C3, C4, C5, CR, M-L, M1, M2, and other zones with CUP	Conditional Use Permit.
Large collection	M-L, M1, M2	Conditional Use Permit.
Processing	M1, M2	Conditional Use Permit.

d) Criteria and Standards. Those recycling facilities permitted with an administrative permit shall meet all of the applicable criteria and standards listed in Section 35.13.1. Those recycling facilities permitted with a conditional use permit shall meet the applicable criteria and standards, and the ~~Planning Director~~Community Development Director or Planning Commission may impose additional conditions upon a finding that such modifications are reasonably necessary in order to implement the general intent of this Section and the purposes of this Title.

The criteria and standards for recycling facilities are as follows:

1) Small Collection Facilities. Small collection facilities are conditionally permitted in C1, C2, C3, C4, C5, CR, M-L, M1, M2 and other zones with a conditional use

permit. In addition to other requirements which may be imposed upon the granting of such conditional use permit, the following standards and requirements shall apply to small collection facilities; provided, however, that small collection facilities which need to be in place prior to January 1, 1988, to comply with State law may be administratively approved pursuant to their subsequent compliance with the standards below:

A) Shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the City of Torrance;

B) Shall be no larger than five hundred (500) square feet;

C) Shall not reduce available parking spaces below the minimum number required for the primary host use;

D) Shall be set back at least ten (10) feet from any street line and shall not obstruct pedestrian or vehicular circulation;

E) Shall accept only glass, metals, plastic containers, papers and reusable items;

F) Shall use no power-driven processing equipment except for reverse vending machines;

G) Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

H) Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;

I) Shall be maintained free of litter, liquid residue and any other undesirable materials, and mobile facilities shall be swept at the end of each collection day;

J) Shall not exceed noise levels of fifty-five (55) dBA as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed sixty (60) dBA at the nearest property line of subject site;

K) Attended facilities located within one hundred (100) feet of a property zoned or occupied for residential use shall operate only during the hours between 9:00 a.m. and 7:00 p.m.;

L) Containers for the twenty-four (24) hour donation of materials shall be at least one hundred fifty (150) feet from any property zoned or occupied for residential use provided there is a recognized service corridor and acoustical shielding between the containers and the residential use; all other containers for the twenty-four (24) hour donation of materials, including those with no

acoustical shielding between the containers and residential uses, shall be at least three hundred (300) feet from any property zoned or occupied for residential use;

M) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

N) Signs may be provided as follows:

i) Recycling facilities may have identification signs with a maximum of twenty (20) percent per side or sixteen (16) square feet, whichever is smaller in addition to informational signs required in Subsection (d)(1)(M) of this Section. In the case of a wheeled facility, the side will be measured from the pavement to the top of the container;~~.~~

ii) Signs must be consistent with the character of the location;

iii) Directional signs, bearing no advertising message, may be installed with the approval of the Building and Safety Director if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way;

O) The facility shall not impair the landscaping required for any concurrent use by this Title or any permit issued pursuant thereto;

P) No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;

Q) If the permit expires without renewal, the collection facility shall be removed from the site on the date following license expiration.

2) Large Collection Facility. A large collection facility is one that is larger than five hundred (500) square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building, large collection facilities are conditionally permitted in the M-L, M1 and M2 zones. In addition to any other requirements which may be imposed upon the granting of such conditional use permit, the following standards and requirements shall apply to large collection facilities:

A) The facility shall not abut a property zoned for residential use;

B) The facility shall be screened from the public right-of-way by operating in an enclosed building or shall be within an area enclosed by an opaque fence at least six (6) feet in height with landscaping and must be located at least one hundred fifty (150) feet from property zoned for residential use;

C) The facility shall meet all applicable noise standards in this Chapter;

D) Setbacks and landscape requirements shall be those provided for the base zone;

E) All exterior storage of material shall be in sturdy containers which are covered, secured and maintained in good condition, or may be baled and palletized. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department. No storage, excluding truck trailers and overseas containers, shall be visible above the height of the fencing;

F) Site shall be maintained free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis;

G) Space shall be provided for customers to circulate, park and deposit recyclable materials. Space shall be provided on-site for six (6) vehicles or the anticipated peak customer load, whichever is greater. Parking space sizes, aisle widths and other areas designed for vehicle use shall meet all applicable standards listed in Sections 93.4.1 through 93.4.25 inclusive;

H) One (1) parking space shall be provided for each commercial vehicle operated by the recycling facility and one (1) parking space shall be required for each employee on the largest shift;

I) Noise levels shall not exceed fifty-five (55) dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed sixty (60) dBA;

J) If the facility is located within five hundred (500) feet of property zoned for or occupied by a residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.;

K) Any containers provided for after-hours donation of recyclable materials will be at least one hundred fifty (150) feet from any property zoned for or occupied by a residential use provided there is acoustical shielding from any residential use, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials. Containers for after-hours donation of recyclable material with no acoustical shielding from residential uses shall be located at least three hundred (300) feet from such residential uses.

L) Donation areas will be kept free from litter and any other undesirable material, and the containers will be clearly marked to identify the type of material that may be deposited; facility shall display a notice stating that no material shall be left outside the recycling containers;

M) The facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Directional signs bearing no advertising message, may be installed with the approval of the Planning

Commission if necessary, to facilitate traffic circulation of if the facility is not visible from the public right-of-way;

N) Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through the conditional use permit process by the Planning Commission subject to meeting noise and all other applicable standards in this Section.

3) Processing Facilities. Light processing facilities are conditionally permitted in the M1 and M2 Zones. In addition to any other requirements which may be imposed upon the granting of such conditional use permit, the following standards and conditions shall apply to light processing facilities:

A) Facility does not abut a property zoned for or occupied by a residential use;

B) The processor shall operate in a wholly enclosed building except:

i) Within an area enclosed on all sides by a solid masonry wall not less than eight (8) feet in height and landscaped on all street frontages;

ii) Located at least one hundred fifty (150) feet from property zoned for or occupied by a residential use;

C) Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;

D) A light processing facility shall be no larger than forty-five thousand (45,000) square feet and shall have no more than an average of two (2) outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers;

E) A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code;

F) Setbacks and landscaping requirements shall be those provided for in the M1 and M2 Zones;

G) All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition, or may be baled or palletized. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing;

H) Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis and will be secured from unauthorized entry and removal of materials when attendants are not present;

I) Space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers or the peak load, whichever is greater;

J) One (1) parking space shall be provided for each commercial vehicle operated by the processing center and one (1) parking space shall be required for each employee on the largest shift;

K) Noise levels shall not exceed fifty-five (55) dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed sixty (60) dBA;

L) If the facility is located within five hundred (500) feet of property zoned for or occupied by a residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site personnel during the hours the facility is open;

M) Any containers provided for after-hours donation of recyclable materials shall be at least one hundred fifty (150) feet from any property zoned for or occupied by a residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials;

N) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;

O) The facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Directional signs, bearing no advertising message, may be installed with the approval of the Planning Commission if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

P) No dust, fumes, smoke, vibration or odor may be detectable on neighboring properties.

95.3.43 GASOLINE STATIONS SELLING ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION.

(Added by O-3247)

a) A conditional use permit shall be required for the sale of beer and wine at gasoline service stations for off-premises consumption.

b) "Gasoline service station" shall mean any business which sells, vends or distributes motor vehicle fuel, alone or in conjunction with any other land use.

c) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any use of premises for off-sale beer and wine sales establishment shall terminate, where such establishment shall have ceased the sale of beer and wine by reason of the termination or revocation of the State off-sale beer and wine license therefor or the suspension by the State of sales thereunder for a period of ninety (90) or more calendar days.

d) No conditional use permit shall be granted unless all of the following conditions shall be satisfied:

1) Only beer and wine, not hard liquor, may be sold.

2) The minimum enclosed retail sales area for store products shall be one thousand (1,000) square feet.

3) The minimum inventory level shall be Ten Thousand Dollars ($10,000.00) retail value excluding beer, wine, fuel and automotive products.

4) The maximum percentage of beer and wine sales to total store sales shall be thirty-five (35) percent on a retail basis during any calendar quarter.

5) No displays of beer and wine shall be located within five (5) feet of the store’s entrance or cash register.

6) Cold beer or wine shall only be sold from, or displayed in, the main permanently affixed electrical coolers.

7) No beer or wine advertising shall be located on gasoline islands, and no lighted advertising for beer or wine shall be located on buildings or in windows.

8) No sales of beer or wine shall be made from a drive-in window.

9) Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. must be at least twenty-one (21) years of age to sell beer and wine.

10) No video or other electronic games shall be allowed on the premises.

e) The proposed gasoline station selling beer and wine for off-premises consumption shall be a minimum of three hundred (300) feet from existing off-sale liquor establishments, unless the applicant can demonstrate to the reasonable satisfaction of the Planning Commission that:

1) The proposed off-sale beer and wine sales are a necessary adjunct to the business; and

2) A need exists for additional off-sale beer and wine premises at the location proposed by the applicant.

f) This section shall apply to all gasoline service stations seeking to sell beer and wine for off-premises consumption as part of their normal business after January 19, 1989. Any gasoline service station selling beer and wine for off-premises consumption operating prior to January 19, 1989 shall be exempt from the provisions of this section.

g) The filing of the application for a Conditional Use Permit shall be governed by Section 95.2.1 of this Code. The procedures for notice of a hearing, conduct of a hearing, and opportunities for all parties to present testimony shall be governed by Section 95.2.2 of this Code.

h) The decision of the Planning Commission shall be issued in conformance with the procedures set forth in Section 95.2.3 of the Torrance Municipal Code. In addition to those procedures, the Planning Commission shall issue written findings upon its decision to grant or deny a Conditional Use Permit. Such findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision.

i) The decision of the Planning Commission may be appealed to the City Council pursuant to Section 95.2.4 and the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1

95.3.44 COURT FACILITIES.
(Added by O-3287)

Courts and court facilities are conditionally permitted in zones C-1, C-2, C-5, M-1, M-2 and M-L. For purposes of this section, the terms "courts" and "court facilities" shall mean all those buildings or structures constructed by (or for) the County of Los Angeles, the State of California, or the United States of America for the purpose of providing offices for judges, court personnel or attorneys for the County, State or Federal Government, or public defenders, or for the purpose of providing court or hearing rooms, prisoner holding facilities or record keeping facilities for municipal, superior or federal court clerks. Also included is any privately-owned building or structure leased, rented or offered for sale to the County of Los Angeles, the State of California, or the United States for such purposes, or for use by private individuals where arbitration hearings or rent-a-judge proceedings will be conducted in lieu of use of court facilities provided by the County, State or Federal Government.

Such courts or court facilities shall be permitted subject to all applicable City ordinances, standards or other conditions which the approving authority deems necessary. In addition, the following guidelines shall be considered in the approval process:

a) Proximity of the courts or court facilities to residential uses;

b) Compatibility with adjacent land uses;

c) Traffic impact;

d) That the actual number of off-street parking spaces shall be calculated on a site-by-site basis taking into account the number of offices, the number or size of

prisoner holding facilities, the number of court or hearing rooms, and the number or size of record keeping facilities, provided that the base upon which the number is calculated shall vary from that provided in Section 93.2.41

95.3.45 SENIOR CITIZEN HOUSING.
(Added by O-3365)

a) Multiple family housing units restricted to senior citizens, and which meet both state and federal requirements for senior citizen housing, shall be conditionally permitted in all residential and commercial zones with the exception of the R-1 and R-2 zones. Senior Citizen Housing shall be subject to the following development standards:

1) Prior to occupancy, a covenant and agreement, running with the land, shall be recorded with the County Record of the County of Los Angeles, on a form approved by the City Attorney, restricting the use and occupancy of the housing units to senior citizens.

2) There must be a minimum of seven hundred fifty (750) square feet of land area per dwelling unit.

3) The following minimum unit sizes shall be applicable:

A) Bachelor unit: three hundred fifty (350) square feet;

B) One (1) bedroom: five hundred (500) square feet;

C) Two (2) bedroom: seven hundred (700) square feet.

4) Minimum open space shall be two hundred (200) square feet per unit.

5) The following ancillary uses may be permitted as a part of the Senior Citizen Project:

A) Centralized laundry facilities;

B) Recreation rooms;

C) Central cooking facilities and dining area;

D) Small pharmacy, beauty shop and barber shop.

6) Front, side and rear setbacks shall be the same as the R-3 zone, but may be required to be greater by the Planning Commission, or City Council on appeal.

b) In addition to the development standards contained in this Section, the Planning Commission shall consider the following in making their determination whether to deny, approve, or approve subject to conditions, a senior citizen housing project:

1) The location of the project, considering the proximity to shopping, services, and public transportation;

2) The compatibility of the development in scale and character with surrounding land uses;

3) The F.A.R. and height, considering the zone in which the project is located and the compatibility with the neighborhood.

95.3.46 CHILD DAY CARE CENTERS.
(Added by O-3453)

a) Child day care centers are permitted as a conditional use ~~in conjunction with churches and schools only in the R-1, R-2, R-3, R-R-3, R-P and R-5~~ in all zones subject to the following provisions:

1) Licensing. Prior to occupancy of the child day care center, proof of an operating license from the State Department of Social Services will be submitted to the ~~Planning Director~~Community Development Director.

2) Indoor/Outdoor Activity Space Requirements. Center must meet minimum State requirements for the indoor and outdoor activity space.~~:~~

~~A) There will be at least seventy-five (75) square feet of outdoor activity space per child; and~~

~~B) There will be at least thirty-five (35) square feet of indoor activity space per child;~~

~~C) (Reference State manual of policies and procedures for child day care centers for current requirements and further details.)~~

3) Off-Street Parking. A child day care center will be subject to the parking standards set forth in Article 2 (Use and Parking Spaces Required) and Article 4 (Standards of Development for Commercial and Industrial Parking Areas) of Chapter 3, Division 9 of the Torrance Municipal Code.

4) Noise. In order to reduce noise impacts from the operation of the child day care center, all open space areas used for child play purposes must be located within the rear yard of the property and will be enclosed with a six (6) foot high wall or fence which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1

A) Play structures will be located away from adjacent residential uses;

B) In addition, the operation of a child day care center must comply with Article 7, General Noise Regulations, of Division 4, Chapter 6 of the Torrance Municipal Code.

~~b) Child day care centers are conditionally permitted in the R-4 zone subject to the following provisions:~~

1) General Provisions. The child day care center will comply with all required property development standards for the zoning district in which it is located.

2) Licensing. Prior to occupancy of the child day care center, proof of an operating license from the State Department of Social Services must be submitted to the Planning Director.

3) Indoor/Outdoor Activity Space Requirements. Center must meet minimum State requirements for indoor and outdoor activity space:

A) There will be at least seventy-five (75) square feet of outdoor activity space per child; and

B) There will be at least thirty-five (35) square feet of indoor activity space per child;

C) (Reference State manual of policies and procedures for child day care centers for current requirements and further details.)

4) Off-Street Parking. A child day care center will be subject to the parking standards set forth in Article 2 (Use and Parking Spaces Required) and Article 4 (Standards of Development for Commercial and Industrial Parking Areas) of Chapter 3, Division 9 of the Torrance Municipal Code.

5) Noise. In order to reduce noise impacts from the operation of the child day care center, all open space areas used for child play purposes must be located within the rear yard of the property and must be enclosed with a six (6) foot high solid wall or fence (no chain link is permitted) which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1

A) Play structures will be located away from adjacent residential uses;

B) In addition, the operation of a child day care center will comply with Article 7, General Noise Regulations, of Division 4, Chapter 6 of the Torrance Municipal Code.

95.3.47 BODY ART FACILITIES.
(Added by O-3783; Amended by O-3784)

(a) Body art facilities are conditionally permitted uses in the C-1, C-2, C-3, C-4, C-5, HMD, the Hawthorne Boulevard Corridor Specific Plan districts, PD zones which allow commercial and industrial uses, the former Downtown, Industrial, Meadow Park and Skypark Redevelopment Project areas, M-L, M-1 and M-2 zones. However, it is unlawful to establish a body art facility within three hundred (300) feet of a public or private school offering kindergarten, elementary, and/or secondary academic instruction, within three hundred (300) feet of a residential use, or within one thousand (1,000) feet of another body art facility as defined by the Torrance Municipal Code. Distances are measured from the property line of the body art facility to the property line of the school, the residential use, or other body art facility.

~~(b) Body art facilities are prohibited from operating between the hours of 10:00 p.m. and 10:00 a.m.~~

~~(c) This section shall not apply to the application of permanent cosmetics or cosmetic reconstruction if the same is applied by a licensed practitioner of the healing arts in the course of his/her practice, or a licensed cosmetician or licensed electrologist as defined in the California Business and Professions Code who has received additional training in the procedures, practices and techniques of permanent make-up application and cosmetic reconstruction.~~

~~(d) The applicant shall submit evidence of compliance with AB 300 (Health and Safety Code Section 119300 et seq.), including but not limited to a permit for the proposed body art facility from the Los Angeles County Department of Health Services at the time application for the conditional use permit is made to the City of Torrance.~~

95.3.48 SHORT TERM RENTALS.

(Added by O-3861)

Short term rentals involving new construction, enlargement, or significant remodeling, as defined by Chapter 31 of Division 2, shall require approval of a conditional use permit.

95.3.49 COMMERCIAL RECREATION FACILITIES.

Commercial recreation facilities are conditionally permitted in the C-1, C-2, C-3, C-4, C-5, DT, HBCSP, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

(c) Noise attenuation measures adequate to protect surrounding uses;

(d) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

95.3.50 ENTERTAINMENT ESTABLISHMENTS.

Entertainment establishments conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. For purposes of this section, "entertainment establishment" means any premises at which live entertainment, including but not limited to live music, dancing, comedy, or similar performances, is regularly provided to patrons. This classification excludes restaurants with entertainment as an incidental use. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Proximity to schools, churches, parks, and residential uses;

(c) Adequacy of parking and on-site circulation;

(d) Noise attenuation measures adequate to protect surrounding uses;

(e) Security measures, including the provision of adequate on-site personnel;

(f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

95.3.51 SWAP MEETS.

Swap meets conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

(c) Provision of adequate sanitary facilities;

(d) Measures to ensure proper trash and refuse management on-site and in surrounding areas;

(e) Proximity to residential uses and adequacy of screening or buffering;

(f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

~~**ARTICLE 4 - EXEMPTION FROM HEARING**~~
~~(Added by O-1753)~~

~~**95.4.1 AUTHORITY TO GRANT EXEMPTION.**~~
~~(Amended by O-1803; O-1922; O-1999; O-2000)~~

~~a) Notwithstanding any provision of this Chapter to the contrary, no conditional use permit shall be required in any case wherein the Planning Commission determines that:~~

~~1) The existing use is to be enlarged or improved; and~~

~~2) Such enlargement or improvement is the only change to be effected in the existing use; and~~

3) The use is permitted by conditional use permit in the zone in which the subject property is located;

4) In its opinion:

A) Such change will not be detrimental to the neighborhood; and

B) The petitioner would suffer irreparable harm if required to process his petition in accordance with the provisions of Article 2 of this Chapter 5.

b) The Planning Commission may make such determination without holding a public hearing thereon.

c) The Planning Commission may grant such exemption subject to the performance of such conditions as it deems necessary or desirable for the best interests of the City.

95.4.2 APPEAL TO COUNCIL.
(Added by O-1999; O-2000)

a) The decision of the Planning Commission shall be appealable to the City Council in the same manner as provided in Article 2 of this Chapter 5 for appeals from a decision of the Commission on an application for conditional use permit; provided, however, that the City Council need not, but in its discretion may, hold a public hearing thereon.

b) In the event that the City Council elects to hold a hearing on such appeal, the hearing shall be held in accordance with the provisions of Section 95.2.5. of this Code.

95.4.3 APPLICATION FEE.
(Added by O-1999; O-2000; O-3138)

An application for an exemption from the requirements for a conditional use permit shall be filed with the Planning Director and shall be accompanied by a fee of One Hundred Dollars ($100.00) to cover the cost of processing the application; provided, however, that the fee may be waived by the City Manager or his nominee upon a finding that the applicant has been required to dedicate ten thousand (10,000) or more square feet of the subject property for use as a major city street or that the applicant is subsidized by the City. The applicant may appeal a refusal to waive the fee to the City Council within ten (10) days of the refusal.

ITEM 6E
ATTACHMENT 3

Chapter 5, Division 9 of the Torrance Municipal Code – Clean Version

CHAPTER 5

CONDITIONAL USE PERMITS

(Amended by O-1635)

ARTICLE 1 - GENERAL

(Amended by O-3178; O-3425)

95.1.1 PURPOSE.

Conditional uses are those uses which have a special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location, making impractical their inclusion in any classes of use set forth in the various zoning districts and, therefore, to warrant special consideration. The purpose of the Conditional Use Permit is to ensure adequate public review of and input on all land uses which could potentially impact the community; and to ensure adequate review. At the time of application for Conditional Use Permit, a review of the location, design, configuration and impact of the proposed use shall be conducted by comparing such use to established standards.

95.1.2 REVIEW AND APPROVAL AUTHORITY.

The responsibility for review and approval or denial of Conditional Use Permits is as follows;

a) Conditional Use Permits will be reviewed and approved or denied by the Planning Commission.

b) Minor Conditional Use Permits (as identified in the Hawthorne Boulevard Corridor Specific Plan Zone) will be reviewed and approved or denied by the Community Development Director. Applications for Minor Conditional Use Permits may be referred to the Planning Commission at the discretion of the Director.

95.1.3 FILING OF APPLICATION.

a) Application for a Conditional Use Permit may be made by the owner(s) of the property for which the permit is sought, an authorized agent, a purchaser in escrow or a lessee. Whenever the application is made by a person with less than fee simple title to the land, such application must be accompanied by written approval of such filing by the owner of such property.

b) Such application shall be filed with the Community Development Director and must be accompanied by a fee as provided for in Article 1, Chapter 9 of this Division to cover the costs of any required public notice and the processing of the application.

c) The fee will be refunded to the applicant, in the manner provided by the Charter and this Code for refund of monies, upon the dedication to the City of more than ten thousand (10,000) square feet of the subject property for the opening or widening of a major or secondary city street as set forth in the Master Plan of Streets and Highways adopted by the City Council.

d) The application must be filed on a City application form, together with all plans and maps required by the Community Development Director, providing sufficient detail to explain the compliance of the proposed use with the established standards contained in this Division and any applicable Specific Plans, and with the intent and provisions of the respective zoning district in which it is proposed to be located.

e) Until such application is deemed to be complete by the Planning Department, no action shall be taken or decision made.

95.1.4 (Number not used.)

95.1.5 HEARING AND NOTICE.

a) Upon receipt of a complete Conditional Use Permit application requiring Planning Commission determination, the Community Development Director will:

1) Set the date, time, and place for a public hearing, and send notice thereof to the owners of land included within a three hundred (300) foot radius of the exterior boundaries of the land for which the permit is sought as shown on the last equalized assessment roll; and

2) Publish a notice of such hearing at least once in a newspaper of general circulation within the City not less than ten (10) days before a hearing is to be held.

b) The Planning Commission may conduct said hearing in an informal manner. The rules of evidence shall not apply. The hearing may be adjourned to a future time at the discretion of the Planning Commission without the giving of further notice, other than announcement by the Commission of the date, time and place of such adjourned meeting at the time of said adjournment.

95.1.6 FINAL DETERMINATION AND FINDINGS.

(Amended by O-3937)

a) The decision making body vested with the authority for final determination will record the decision in writing, and will recite therein the findings upon which any such decision is based. A final determination on an application for a Conditional Use Permit must be made by written resolution by the Planning Commission. A final determination on an application for a Minor Conditional Use Permit must be by written notice by the Community Development Director.

b) The Director or Commission may approve, deny and/or modify a Conditional Use Permit or Minor Conditional Use Permit in whole or in part. The review authority may approve a Conditional Use Permit or Minor Conditional Use Permit, only if all of the following findings are made in positive manner:

1) The proposed use is one conditionally permitted within the subject zoning district, complies with all of the applicable provisions of this Division and any applicable Specific Plan, complies with any conditions imposed on the property on which the use is proposed to be located, and any Code violations are abated. This paragraph shall not be interpreted to impose new requirements on legal nonconforming uses and structures under Article 22 of Chapter 2 of this Division;

2) The proposed use will not impair the integrity and character of the zoning district in which it is to be located;

3) The subject site is physically suitable for the type of land use being proposed;

4) The proposed use is compatible with the land use presently on the subject property if there is more than one (1) land use on the property;

5) The proposed use will be compatible with existing and proposed future land uses within the zoning district and the general area in which the proposed use is to be located;

6) The proposed use will encourage and be consistent with the orderly development of the City as provided for in the General Plan and any applicable Specific Plan or Redevelopment Plan;

7) The proposed use will not discourage the appropriate existing or planned future use of surrounding property or tenancies;

8) There will be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed development is not detrimental to public health and safety;

9) There will be adequate provisions for public access to serve the proposed use;

10) The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interest, health, safety, convenience or welfare, or to the property of persons located in the area;

11) The proposed use will not produce any or all of the following results:

A) Damage or nuisance from noise, smoke, odor, dust or vibration,

B) Hazard from explosion, contamination or fire,

C) Hazard occasioned by unusual volume or character of traffic or the congregating of large numbers of people or vehicles;

c) If a Conditional Use Permit or Minor Conditional Use Permit or other form of discretionary approval, by whatever name, is granted, specific monetary and non-monetary conditions may be imposed by the review authority that it finds are reasonable and necessary to mitigate project-related adverse impacts; to carry out the purpose and requirements of the respective land use district; and to effectuate the purposes of the Torrance General Plan, any applicable Specific Plan, and the best interests of the City. Such conditions may relate to both on- and off-site improvements and other mitigation measures, and may include, but are not limited to:

1) Avigation easements;

2) Dedication of land for access purposes;

3) Payment, in whole or in part, for traffic regulation devices;

4) Such other conditions as are deemed necessary to effectuate the proper development of the property and surrounding area and ensure compliance with the Torrance General Plan.

5) In addition to the broad categories of approving conditions described above, the Applicant, or the real property which is the subject of the Application and one or more of the approvals described above (the "Property"), may be required to locate or annex the Property in a Community Facilities District ("CFD") as provided by the Mello-Roos Community Facilities Act of 1982, one or more assessment districts ("Assessment District"), or other form of lawful financing district or platform which are designed, individually or collectively, to fund capital improvements and services which are determined by the review authority to be appropriate pursuant to the standards set forth in this provision of the Torrance Municipal Code and any other lawful enactment, whether by ordinance, resolution, or other lawful action of the City. The terms and conditions of the CFD, the Assessment District, or other financing district or platform shall be determined by the review authority. The Property shall be subject to any and all conditions imposed by the CFD, the Assessment District, or other financing district or platform including, without limitation, any Special Tax, any Assessment, or any other financial charge or lien.

95.1.7 RIGHT OF APPEAL.

a) The decision of the Planning Commission may be appealed to the City Council pursuant to the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1

b) The decision of the Community Development Director may be appealed to the Planning Commission in the same manner as is provided in Section 92.30.11 of Article 30, Chapter 2 of this Division and shall be accompanied by fees set by Council resolution.

95.1.8 CONDITIONAL USE PERMIT TO RUN WITH THE LAND.

A Conditional Use Permit granted pursuant to the provisions of this Chapter shall continue to be valid upon a change of ownership of the site, business, service, use or structure which was the subject of the permit application.

95.1.9 CONDITIONAL USE PERMIT EXPIRATION.

A Conditional Use Permit shall expire and become null and void, when any of the following apply:

a) When any time specified in the permit has expired;

b) If the permit is not used within 2 years after the granting of the permit; provided that the Community Development Director may grant an extension of the permit for an additional period as provided in Section 92.2.7.1;

c) At the expiration of 180 days after the discontinuation of the use for which the permit has been issued.

95.1.10 REVOCATION.

a) The Planning Commission may hold a public hearing to revoke or modify a Conditional Use Permit granted pursuant to the provisions of this Chapter. Ten (10) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which such Conditional Use Permit was granted. Notice shall be deemed delivered two (2) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County of Los Angeles, and/or the project applicant.

b) A Conditional Use Permit may be revoked or modified by the Planning Commission if any of the following findings can be made:

1) That the circumstances under which a Conditional Use Permit as granted have changed so that one (1) or more of the findings of fact contained in Section 95.1.6 "FINDINGS" can no longer be made in a positive manner;

2) That the Conditional Use Permit was obtained by misrepresentation or fraud;

3) That one (1) or more of the conditions of the Conditional Use Permit have not been met; or

4) That the use is in violation of any statute, ordinance, law, or regulation.

95.1.11 NUISANCES.

Neither the provisions of this Chapter nor the granting of any permit provided for herein shall authorize or legalize the maintenance of any public or private nuisance. The conditions under which a Conditional Use Permit was approved may be modified by the City without the consent of the property owner or operator if the Planning Commission finds that the development constitutes or is creating a nuisance.

ARTICLE 3 - CONDITIONAL USES AND DEVELOPMENT STANDARDS

95.3.1 USES PERMITTED; CRITERIA.

Notwithstanding any other section of this Code, the following uses and uses substantially the same as said uses on the basis of type, definition, burden and any other criteria utilized by this Chapter as a basis for allowing a use by Conditional Use Permit, may be permitted in the stated zones only by Conditional Use Permit, or by compliance with development standards required by this Chapter where such compliance is authorized in lieu of or in addition to a Conditional Use Permit.

95.3.2 AIRPORTS, HELIPORTS, HELISTOPS AND LANDING STRIPS.

(Amended by O-1854)

a) Airports and landing strips conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only, subject to the provisions of Chapter 3 of Division 7

b) Heliports and Helistops conditionally permitted, subject to the provisions of Chapter 8 of Division 9

c) The provisions of this section shall not apply to that certain area of the Torrance Municipal Airport designated as the "Aero-nautical Area" as delineated on the Torrance Airport print dated February 6, 1968 and marked Exhibit "A", on file in the Office of the Community Development Director.

95.3.3 ON-SALE LIQUOR SALES ESTABLISHMENTS.

(Amended by O-1660; O-2021; O-2511)

a) On-sale liquor sales establishments are conditionally permitted in zones C-1, C-2, C-3, C-4, C-5, M-1 and M-2.

b) For the purpose of this section, on-sale liquor sales establishment shall mean any premises on or from which any alcoholic beverage is sold or dispensed for sale to the general public, excepting therefrom those premises from which distilled spirits are sold by the bottle or package to be consumed off the premises.

c) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any nonconforming use of premises used for an on-sale liquor sales establishment shall terminate, where such establishment shall have ceased the sale of liquor by reason of the termination or revocation of the State on-sale liquor license therefor or the suspension by the State of sales thereunder for a period of 180 or more calendar days.

d) The Planning Commission, as the case may be, shall specify individual development standards for each establishment when granting or renewing a Conditional Use Permit based on the following considerations:

1) Its distance from existing residential uses within the zone and its distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed.

2) Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment.

3) Hours of operation of the proposed establishments.

4) The combination of uses proposed within the proposed establishment.

5) The quality of the interior and exterior construction and furnishings.

6) Such other considerations as, in the judgment of the Planning Commission are necessary to protect the public health, safety or welfare.

95.3.4 BORROW PITS.

Borrow pits to a depth of over three (3) feet (all zones). This does not include required drainage sumps or normal grading for new construction or parking lots.

95.3.5 ANIMAL HOSPITALS; KENNELS.

Animal hospitals and kennels with overnight care are conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only; provided, however, no animal hospital or kennel shall be

located closer than 300 feet from any school, park, residential zone or residential use. Adequate measures and controls, satisfactory to the Planning Commission shall be taken to prevent offensive noise, odor, dust and flies.

95.3.6 CHURCHES.
(Amended by O-2636; O-2637; O-2819; O-3754)

Churches and associated recreational, educational and social facilities conditionally permitted in R-1, R-2, A-1, C-3, C-4, C-5, M-1, M-L R-3, R-R-3, R-4, C-1 and C-2. Churches are subject to the following development standards:

a) A church steeple or bell tower may exceed the height limit of the zone in which it is located provided there is no floor space above the height limit in the zone in which it is located.

b) The parking area shall be developed in accordance with Chapter 3 of this Division.

c) The main structure or the usable floor area of a church shall not exceed the height limit of the zone in which it is located.

95.3.7 CEMETERIES, CREMATORIES, MAUSOLEUMS, COLUMBARIUMS.
Cemeteries, crematories, mausoleums and columbariums conditionally permitted in all zones. The granting of said Conditional Use Permit shall be conditioned upon the following:

a) Proof of financial ability to develop and maintain a proposed cemetery.

b) Submission of adequate plans for perpetual care of the cemetery.

c) Adequacy of access.

d) Avoidance of traffic congestion.

e) Adequacy of screening from adjoining properties.

95.3.9 MEDICAL INSTITUTIONS; HOSPITALS; SANITARIUMS, ETC.
(Amended by O-2819; O-2937; O-2940; O-3365)

Medical institutions governed by the following:

a) Hospitals, sanitariums and mental hospitals conditionally permitted in R-3, R-R-3, R-4, C-1 and C-2 zones; no such permit is required in C-3, C-4 and C-5 zones;

b) Rest homes and convalescent homes facilities for the aged conditionally permitted in R-3 and R-R-3 zones; no such permit is required in R-4, R-P, C-1 and C-2 zones;

c) Institutions for the treatment of alcoholics, mental hygiene homes conditionally permitted in R-4, R-P, C-1, C-3, C-4 and C-5 zones;

d) Nursing homes, specialized homes for geriatrics and convalescent hospitals conditionally permitted in R-3, R-R-3, R-4, C-1, C-2 and C-3 zones; no such permit is required in C-4 and C-5 zones;

e) Foster homes, housing 7 or more children, are conditionally permitted in R-3, R-R-3, R-4 and A-1 zones.

f) Residential Care Facility or Adult Residential Care Facility for seven or more individuals are conditionally permitted in the R-3, R-R-3, and R-4 zones.

95.3.10 PRIVATE CLUBS, FRATERNITIES, LODGES, ETC.

Private clubs, fraternities, sororities and lodges conditionally permitted in R-3, R-R-3, R-4 and R-P zones only. Such uses are permitted without such permit in C and M zones.

95.3.11 PUBLIC UTILITIES.

Public utilities or utilities operated by mutual agencies consisting of water wells, electrical substations, gas metering stations, telephone exchanges, power boosters or conversion plants, with the necessary buildings, apparatus or appurtenances incidental thereto, conditionally permitted in all zones except that no such permit is required in M-1 and M-2 zones.

95.3.12 COMMERCIAL RADIO AND TELEVISION EQUIPMENT.

(Amended by O-2010; O-2011)

Commercial radio and television antennae, towers and transmitters and auxiliary equipment are conditionally permitted in all zones; provided, however that no such permit is required in M-1 or M-2 zones or on property owned by the United States, the State, the City, the Torrance Unified School District or any other public agency.

95.3.13 REFUSE DUMPS AND SEWAGE DISPOSAL PLANTS.

(Amended by O-1921)

Refuse and sewage disposal plants, refuse dumps and relocation of refuse dumps are conditionally permitted in M-1 and M-2 zones; provided, however, that no application for a conditional use permit to operate a refuse and sewage disposal plant or refuse dump or to relocate a refuse dump shall be filed unless and until the Los Angeles Regional Water Quality Control Board has approved the operation or relocation of such plant or dump. A refuse dump is any property used for the disposal of refuse as defined in Section 43.1.1. of this Code.

95.3.14 TRAILER PARKS.

(Amended by O-2128)

Trailer parks, subject to the development of standards contained within all applicable City ordinances and other conditions and/or standards the Planning Commission deems pertinent, conditionally permitted in R-1, R-2, R-3, R-R-3, R-4, R-P, C-1 and C-2 zones. In addition, temporary use is conditionally permitted in zones M-1 and M-2.

95.3.15 SERVICE STATIONS.

(Amended by O-1964; O-2324; O-2711; O-3184)

Service stations conditionally permitted in C-R, C-1, C-2, C-3, C-4 and C-5 zones; no such permit is required in M-1 and M-2 zones. Whether a Conditional Use Permit is or is not required, the development standards applicable to service stations shall be those which are specified in this Section. These development standards will also apply to existing service stations at such time as those existing service stations may come before the City for expansion or remodeling or any other development requiring any permit from the City.

a) The service station structure and all accompanying structures shall be decoratively treated. Elevations must be compatible with the surrounding area.

b) Each trash area shall be completely enclosed on all sides with architecturally compatible materials, and shall contain a solid gated opening large enough to accommodate standard size commercial trash bins.

c) All lighting shall be constructed in such a manner, and provided with reflectors, so that all glare is directed away from surrounding land uses and public rights-of-way.

d) All signing shall comply with applicable sections of this Code.

e) Six (6) foot high walls shall be constructed adjacent to residential uses and must decrease in height to front yard so as to be compatible with adjacent land. Said walls shall be constructed of decorative masonry or other substantial decorative material which will withstand the environmental, pedestrian and vehicular contact normally associated with service stations. A planted area adjacent to said walls may serve to partially fulfill the required decorative and protective functions.

f) A final landscaping plan shall be approved by the Planning Department. Landscaping shall be provided on a minimum of five (5) percent of the surface of the service station site, excluding the building area, and shall include:

1) A minimum of three (3) foot wide planter adjacent to all curb cuts, public telephone booths and other permanently installed permitted items, and pedestrian access from the street.

2) A minimum one hundred fifty (150) square foot planter at the intersection of two (2) property lines at a street corner.

3) Additional planting is encouraged along building facades facing public rights-of-way, as screening material adjacent to restroom doors, and along interior property lines.

4) Planting shall include a mixture of trees, shrubs, and groundcovers, with all trees to be a minimum of twenty-four (24) inch box in size and shrubs to be a minimum of five (5) gallons in size. All planted areas shall be provided with a permanent irrigation system. All planters shall be a minimum of six (6) inches in

height and be constructed of materials compatible with the main structure(s), with the exception that planters in the parkway area need not be raised except as necessary to prevent the flow of injurious liquids into the planted area.

g) All activities and operations shall be conducted entirely within an enclosed building, except that the following activities and operations shall additionally be permitted outside of a building:

1) Dispensing of gasoline, oil, air and water from pump islands and sale of related automotive items and services.

2) Sale of soft drinks, candy and cigarettes sold via dispensers, to be located in a designated area.

3) The display of not more than ten (10) tires, not more than one (1) windshield wiper display rack, and not more than one (1) closable rack per pump island for additives, and canned lubricating oils.

4) Emergency service, but not to include major automobile repairs.

5) Public telephones, provided they are in a location which is visible from the street and accessible on a twenty-four (24) hour basis.

h) Emergency shut-offs shall be installed per Fire Department standards.

i) All Code standards of development and operation, and all conditions and limitations made part of the granting of a Conditional Use Permit for a service station by the City, shall be continuously posted within the building in a conspicuous place so all employees can read them.

j) All gongs and bells for the signal system shall be mounted inside the building and kept as quiet as possible to avoid unnecessary disturbances to adjacent areas.

k) A minimum of three (3) parking spaces for each service bay shall be provided. All required parking spaces shall be clearly marked and shall meet all City Codes and Standards.

l) A minimum of two restrooms shall be provided for public use at no cost. Such restrooms shall include toilet facilities and washbasins. One shall be designated for the use of males and one for females. Restroom doors shall be completely screened from public view with architectural and/or landscape materials compatible with the main building. This provision shall apply when an application for a building permit has been filed on or after March 6, 1987, to construct new structures or remodel existing structures on service station premises.

m) The Planning Commission may review the Conditional Use Permit on a yearly basis for conformance to Code and special requirements, and may terminate the Conditional Use Permit upon the determination that any of these requirements have not been met.

n) Painting, body and fender repair, and tire recapping are prohibited on the subject property.

o) The Planning Commission may permit other activities not enumerated or prohibited above, including, but not restricted to, rental of trailers, trucks and other vehicles on the subject property if it determines that:

1) The activity will not be materially detrimental to the public welfare or to the property or other persons located in the vicinity thereof.

2) The activity will not substantially interfere with the orderly development of the City as provided for in the Official Land Use Plan.

3) The activity will not produce or be reasonably anticipated to produce any of the following:

A) Damage or nuisance from noise, smoke, odor, dust or vibration;

B) Hazard from explosion, contamination or fire;

C) Hazard occasioned by the unusual volume or character of traffic or the congregating of a large number of people or vehicles.

p) Compressed air and water facilities shall be provided for public use at no cost. This provision shall apply when an application for a building permit has been filed on or after March 6, 1987, to construct new structures or remodel existing structures on service station premises. Existing service stations shall comply with this provision by March 6, 1990.

95.3.16 RIDING ACADEMIES AND PUBLIC STABLES.

Riding academies and public stables conditionally permitted in C-1, C-2, C-3, C-4, C-5, M-1 and M-2 zones. Individual requirement for each such use shall be determined by the Planning Commission on the basis of the following criteria:

a) Standards of density of animals on site area;

b) Frequency of removing accumulated manure;

c) Adequate control of dust, noise and odors;

d) Adequate provisions for insect control;

e) Adequate drainage of the site;

f) Adequate off street parking;

g) Location of the site in relation to surrounding land uses;

h) Provision of public toilets and sanitary facilities;

i) Such other criteria as will best serve the planned development needs of the City.

95.3.17 WRECKING YARDS; SALVAGE YARDS.

Wrecking yards, salvage yards and similar uses conditionally permitted in M-2 zone only. Premises used for the wrecking or dismantling of automobiles or other vehicles, salvage yards, scrap yards, junk yards and similar uses. The parking or storage of vehicles to be wrecked or dismantled, or storage of scrap or similar items shall be considered a part of operations covered by this section and subject to all requirements herein. In addition to any other requirements which may be imposed upon the granting of said Conditional Use Permit, the following standards and requirements shall apply, unless otherwise specified and specifically set forth and itemized in said permit:

a) The premises shall be maintained in a neat and orderly manner.

b) All improvements shall be maintained in good state of repair.

c) No burning of combustible material shall be permitted on the premises, unless in accordance with the requirements of the Los Angeles County Air Pollution Control District.

d) No unsanitary conditions shall be allowed to exist.

e) All requirements of the Fire Prevention Officer shall be met.

f) The area shall be entirely enclosed, except for normal gateways for access purposes with a wall or fence. Said wall or fence shall be a uniform height with a minimum of eight (8) feet and shall be constructed of solid materials such as masonry, metal or wood. Such material shall be new or of a quality acceptable to the Planning Commission. Except for masonry walls, all fences shall be painted in uniform neutral color and maintained in a neat and orderly condition.

g) No automobiles or materials shall be piled higher than the fence.

h) Paved off street parking facilities shall be provided for customer parking with the number of spaces to be determined by the Planning Commission.

i) No signs shall be painted on the surface of the walls.

j) A plot plan drawn to scale shall be filed with the application for a Conditional Use Permit, showing the following:

1) Dimensions of the entire property;

2) Dimensions of the enclosed areas;

3) Location of fences and walls;

4) Off street parking for customers and employees;

5) The layout of the area within the enclosures showing storage areas, dismantling areas, access aisles, office location, size of signs.

6) The name, address and telephone number of the property owner and the name, address and telephone number of the operator, if different from the owner.

95.3.18 EDUCATIONAL INSTITUTIONS.
(Amended by O-2342; O-2819)

Educational institutions shall submit a plot plan to the Planning Commission showing location of all proposed structures on the site, indicating setbacks from surrounding residential properties, parking spaces for employees and students, landscaped areas and relation of playground facilities to surrounding residential uses.

a) Private schools to and including the 12th grade are conditionally permitted in R-1, R-2, R-3, R-R-3, R-4, A-1, R-P, M-1, and M-L zones, provided that private religious schools shall be permitted to enlarge existing uses without a Conditional Use Permit with the permission of the City Council, where the Council finds that such enlargement would not be detrimental to surrounding properties.

(Amended by O-1690)

b) Colleges and universities, private and public, conditionally permitted in all zones except no such permit shall be required in M-1 and M-2 zones.

c) Trade or training schools conditionally permitted in any zone in which the trade being taught is permitted; provided, however, that no such permit is required in the M-1 and M-2 zones.

95.3.19 DRIVE-IN THEATRES.
Drive-in theatres conditionally permitted in C-3, C4 and C-5 zones; no such permit is required in M-1 and M-2 zones. The following general development standards apply in all cases:

a) Ingress and egress for any site shall be directly to or from a secondary highway;

b) In order to minimize traffic congestion, off street standing space or side service road space shall be provided at any entrance between the ticket gates and highway sufficient to accommodate vehicles in such a manner that no blocking of traffic shall occur on a City street;

c) Any area of the site accessible to vehicles shall be paved in accordance with parking lot improvement standards of the City;

d) Any picture screen less than five hundred (500) feet from a major or secondary highway shall be so located or shielded so that the picture surface cannot be viewed from such highway within five hundred (500) feet of the screen.

e) The site shall be enclosed by a wall, solid fence or compact evergreen hedge at least six (6) feet high.

95.3.20 CAR WASH FACILITIES.
(Amended by O-3835, O-3921)

Car wash facilities are conditionally permitted on lots or parcels of land zoned for car wash uses, and within the C-3, C-4, C-5, M-1, M-2 zones, within the Transitional Commercial/Industrial Sector of the D-T zone, and within the NT (North Torrance), PR (Promenade), and MP (Meadow Park) sub-districts of the HBCSP zone, subject to the development standards specified in this Section. These development standards will also apply to existing car wash facilities at such time as those existing car wash facilities may come before the City for expansion or remodeling or any other development requiring any permit from the City.

a) Minimum Lot Area. The minimum lot area for car wash facilities shall be 1 recorded lot or parcel of land not less than 20,000 square feet in area, except for self-service car wash facilities located on the premises of a service station. This requirement shall not apply to the expansion or remodeling of a preexisting car wash facility.

b) Setbacks. No building or structure for a car wash facility shall be located within 20 feet of any property line nor within 100 feet from the property line of a residential use. Landscape areas at a width of 10 feet shall be provided adjacent to all street frontages. Outdoor equipment, power-driven equipment, steam-cleaning equipment, vacuums, blowers, and other noise emitting equipment shall not be located within 100 feet from the property line of a residential use. This requirement shall not apply to the expansion or remodeling of an existing car wash facility that was established or constructed prior to September 20, 2016, when deemed necessary to remedy an existing nonconforming condition.

c) Access and Circulation. No more than 2 driveways shall be permitted on any street.

d) Queuing of Vehicles. Queuing lanes shall be provided to accommodate a minimum of 5 vehicles per lane. Areas designated for vacuuming and hand drying of vehicles shall be provided. No vehicle that will be or has been serviced may be parked on public streets, sidewalks, parkways, landscape, driveways, or alleys.

e) Parking. For each lot or parcel of land used for a car wash facility, there shall be provided 1 parking space for each 200 square feet of gross floor area, excluding the floor area within car wash tunnels dedicated for conveyor belt operations.

f) Noise. An acoustical analysis shall be prepared by a professional noise consultant which verifies noise emitting from the car wash use will comply with decibel levels as stated in Chapter 6 of Division 4. No outdoor loudspeakers, sound amplifying equipment, speakers, radios, paging, telephone bells, buzzers, and similar signaling devices shall be permitted.

g) Hours of Operation. Hours of operation are limited to 7:00 a.m. to 7:30 p.m. daily.

95.3.21 RESTAURANTS.
(Amended by O-2443; O-3202)

a) Except as provided below, restaurants, cafes and all eating establishments serving prepared food for public consumption, including drive-in and walk-up restaurants are conditionally permitted in C-R, M-1 and M-2 zones. No Conditional Use Permit is required in the C-1, C-2, C-3, C-4, and C-5 Zones unless the restaurant proposes alcohol service and/or a drive-through option. Development standards in any case are as follows:

1) Landscaping and off-street parking shall be provided in compliance with Chapter 3 of this Division.

2) An automatic dry chemical extinguishing system shall be provided over all cooking areas.

3) All signs shall be approved by the Community Development Department.

4) A roof equipment screening plan shall be submitted for approval of the Planning Commission.

5) An enclosed trash area shall be provided that is compatible with the structure.

6) Lighting shall be directed away from any residential uses.

7) Outside music,public address systems, or entertainment provided as an incidental use shall conform to the standards established in Chapter 6 of Division 4 of this Code.

8) A plot plan shall be submitted showing location of buildings and structures, parking layouts, landscaping design and lighting.

9) Vehicular and pedestrian ingress and egress shall be designed in a manner compatible with the neighborhood in which it is located.

10) The architecture and general appearance of the building and grounds shall conform to the Design Review standards set out in Article 30 of Chapter 2 of Division 9 of this Code.

11) Restaurants and eating establishments with on-sale liquor operation, in addition to meeting all requirements of this Section, shall also meet all requirements of Section 95.3.3, entitled "On-sale Liquor Sales Establishments."

b

95.3.22 RESIDENTIAL USES IN COMMERCIAL ZONES.
(Amended by O-1877; O-1878)

Residential uses conditionally permitted in zones C-1 and C-2.

95.3.23 Repealed by O-2130; O-2194.
95.3.24 AUTOMOBILE, TRUCK, MOTORCYCLE, TRAILER AND BOAT REPAIR FACILITIES.
(Added by O-1964)

Automobile, truck, motorcycle, trailer, and boat repair facilities, including body and fender, painting and upholstery conditionally permitted in C-1, C-2, C-3, C-5 and all manufacturing zones. Development standards in all cases are as follows:

a) Building elevations must be compatible with surrounding area.

b) Trash areas shall be completely enclosed with materials compatible in color and texture with the main structure.

c) Lights shall be directed away from adjacent areas.

d) All work shall be performed entirely within a building.

e) No used or discarded parts or equipment shall be located outside of the building except within an enclosed trash storage area.

f) All damaged or wrecked vehicles or equipment awaiting repair shall be effectively screened so as not to be visible from surrounding property at the same elevation.

g) No damaged or wrecked vehicles, equipment, boats, trucks, or motorcycles shall be stored for impound or for any other purpose other than repair under a work order, provided, however, that impound yards may be conditionally permitted in the M-1 and M-2 zones.

h) Premises shall be maintained in a neat and orderly manner and all improvements be maintained in a good state of repair.

i) No building shall be constructed providing openings, excluding pedestrian access, facing any property line, street or alley, abutting any residential district, residential or school use.

j) All signing shall comply with applicable sections of this Code.

95.3.25 AUTOMOBILE, TRUCK, MOTORCYCLE, AND TRAILER SALES AGENCIES.

(Added by O-1964)

Automobile, truck, motorcycle, and trailer sales agencies, new and used, conditionally permitted in C-1, C-2, C-3, C-5 and all manufacturing zones. Development standards in all cases are as follows:

a) Repair or maintenance facilities operated incidental to such use shall comply with standards for repair facilities set forth in Section 95.3.24. of this Code.

b) A minimum five (5) foot setback shall be provided, excluding buildings on all front and exterior property lines, setback to be sixty (60) percent landscaped and provided with a sprinkler system.

c) Two (2) percent of lot area, exclusive of buildings, shall be maintained with landscaping and provided with a sprinkler system.

d) All signing shall comply with applicable sections of this Code.

e) All lights shall be reflected away from adjacent uses and light standards shall not exceed fifteen (15) feet maximum height.

95.3.26 Repealed by O-2307.

95.3.27 ACCESSORY USES ON COMMERCIAL PARKING LOTS.
(Added by O-2151)

a) A conditional use permit shall be required for all separate commercial structures containing less than four hundred (400) square feet of gross floor area for accessory uses on commercial parking lots.

b) The following minimal development standards shall apply to all such uses:

1) A plot plan should be submitted showing:

A) Existing structures, the location of off-street parking including aisles and direction of traffic circulation, ingress and egress from streets and highways, with approximate dimensions of each.

B) Elevation of the proposed structure including materials, color and complete signing.

2) There shall be more than one (1) access or driveway from a public street onto the parcel on which the proposed use is situated unless the parcel utilizes common off-street parking with adjacent parcels.

3) Sanitary facilities shall be provided on the same parcel or an adjacent parcel within a radius of one hundred fifty (150) feet of said use; and written evidence shall be filed with the Department of Building and Safety granting consent to the employees of said building to use such facilities.

4) Such uses shall contain at least one (1) doorway and two (2) windows all capable of being readily opened by employees thereof.

5) Utilities serving such facilities will be provided underground; and no overhead wires shall be provided to any such structure from any other structure without specific approval of the Planning Commission.

6) Business hours shall be compatible with adjacent commercial uses.

95.3.28 DWELLINGS EXCEEDING DEVELOPMENT STANDARDS, CONDOMINIUMS.
(Added by O-2386; Amended by O-3217; O-3235; O-3243; O-3245; O-3251)

a) In the R-3 zone, the following shall also be subject to the provisions of this Chapter:

1) Buildings more than 2 stories in height;

2) Developments exceeding a Floor Area Ratio of 0.6 to 1.0.

b) In the R-2 zone, or in any other zone where 2 dwellings are being constructed or provided on the same lot or parcel of land, the following shall also be subject to the provisions of this chapter:

1) Buildings more than 2 stories in height or more than 27 feet in height;

2) Developments exceeding a Floor Area Ratio of .65 to 1.0;

3) Where, in order to preserve an existing dwelling unit already on the property, a request is made for open, uncovered parking spaces, or tandem parking spaces.

95.3.29 COMMERCIAL AND OFFICE STRUCTURES.
(Added by O-2386; Amended by O-3049)

a) A Conditional Use Permit shall be required for any addition to, or conversion of, any building or structure, or for construction of any building or structure designed for or intended to be used for commercial purposes, including offices, if the building or structure after such addition, conversion or construction meets any of the following criteria:

1) Is more than two (2) stories or thirty-five (35) feet above grade to the highest projection of the roof; or.

2) Has a gross floor area of fifteen thousand (15,000) square feet or more; or.

3) Has a gross floor area to lot area ratio of more than .50 to 1.00.

b) In considering the Conditional Use Permit application, the decision making body shall consider relevant factors, including but not limited to, access, parking, privacy, light and air, noise, aesthetics, and infrastructure.

95.3.30 ENVIRONMENTALLY SIGNIFICANT MANUFACTURING.
(Added by O-2386)

Any addition to any existing manufacturing use or any new manufacturing facility or equipment that will generate smoke, vibration, dust or noise, or will have any portion of the structure exceeding forty-five (45) feet above grade, or having a floor area of fifteen thousand (15,000) square feet or more, or employing one hundred (100) persons or more.

95.3.31 MANUFACTURING AND STORAGE STRUCTURES.
(Added by O-2449)

a) An addition to any existing manufacturing or storage facility having a floor area of fifteen thousand (15,000) square feet or more.

b) Multiple structures having an aggregate floor area of fifteen thousand (15,000) or more square feet which are built within any twelve (12) month period.

c) Any building or structure designed or which is used for the employment of one hundred (100) or more persons.

d) Any structure or equipment which will generate smoke, vibration, dust or noise.

e) A structure any portion of which will exceed forty-five (45) feet in height above grade.

95.3.33 COMMUNITY SERVICE FACILITIES.
(Added by O-2636)

a) Community service facilities are those non-governmental entities providing recreational, educational, social and cultural activities for the public. Such facilities may be supported by fees and/or charitable contributions.

b) Community service facilities are conditionally permitted in all zones except R-1, R-2 and M-2.

95.3.34 ADULT ENTERTAINMENT.
(Added by O-2689)

A Conditional Use Permit shall be required for all of the uses identified in Article 33 of Chapter 2 of this Division, in accordance with the requirements thereof.

95.3.35 BIRD QUARANTINE FACILITY.
(Added by O-2736)

a) Bird quarantine facilities in compliance with regulations of the U.S. Department of Agriculture are conditionally permitted in the M-2 zone.

b) In any such facility, the quarantine area shall be completely closed off from all offices and delivery areas, with access while birds are on the premises only through double sided showers wherein employees shall be required to shower before entering the quarantine area, and upon leaving it. The quarantine area shall be cleaned and disinfected after use by each shipment of birds.

c) The Planning Commission may impose other reasonable conditions.

95.3.36 SECONDARY RECOVERY OIL OPERATIONS.
(Added by O-2744)

a) Any secondary recovery oil operations as defined in Section 97.13.1.; provided, however, that notice of a hearing therefor shall be given as required by Section 97.13.5

b) An application therefor shall be accompanied by an opinion of a geologist licensed by the State of

California as to whether the proposed operation will result in any subsidence, rebound or other deleterious geological effects, together with recommended mitigating measures.

95.3.37 MULTIPLE OWNER-OCCUPIED RESIDENTIAL STRUCTURES.
(Added by O-2921; Amended by O-2930; O-2933)

A Conditional Use Permit shall be required for the new construction of any multiple ownership residential structure (condominiums, community apartment projects, stock cooperatives, etc.) and for the conversion of existing apartment houses and other buildings to multiple owner-occupied residential structures. (See Article 36, Chapter 1, Division 9, commencing with Section 91.36.1. for the standards, guidelines and rules relating thereto)

95.3.38 COMMERCIAL AND INDUSTRIAL CONDOMINIUMS.
(Added by O-2930; O-2933)

A Conditional Use Permit shall be required for the construction of any condominium or stock cooperative or other similar joint ownership agreement building which is to be used for offices, retail or wholesale stores, shops, manufacturing buildings or other similar exclusively commercial or industrial uses, or for the conversion of any existing structure to such condominium, stock cooperative or other similar joint ownership agreement use.

95.3.39 RESTRICTION ON PARKING SPACE USE.
(Added by O-3006)

A Conditional Use Permit shall be required for the implementation of any restricted parking system designed to charge users of the parking system a fee for such use in excess of any minimum time limits, or for which any card, gate, or guard system is utilized to restrict parking access to parking spaces designated to meet minimum Code requirements.

95.3.40 Repealed by O-3911.

95.3.41 HOTELS AND MOTELS.
(Added by O-3179; Amended by O-3197)

Hotels and motels are conditionally permitted in the C-2, C-3, and C-5 zones. (Hotels and motels are also permitted where allowed under the redevelopment plan for the project area in which such lot or parcel of land is situated.) Hotel and motel development shall be subject to all applicable City Ordinances, standards and other conditions which the approval authority deems pertinent. In addition, the following guidelines shall be considered in the approval process:

a) Whether the minimum lot frontage is at least one hundred (100) feet with not less than a twenty (20) foot front setback;

b) Whether twenty (20) percent of the total lot area is open as permanently maintained landscaping;

c) Whether a parking demand study has been prepared by a traffic engineer;

d) Whether a market analysis has been prepared by a qualified consultant;

e) Whether affiliation with a recognized hotel or motel organization has been confirmed.

95.3.42 RECYCLING FACILITIES.

(Added by O-3214)

a) Intent and Purpose. The intent and purpose of these regulations is to meet the requirements of the State Beverage Container Recycling and Litter Reduction Act of 1986; to meet community recycling needs; and to ensure the compatibility of recycling facilities with surrounding uses for the protection of the health, safety and general welfare of the City of Torrance and its residents.

b) Definitions.

1) "Recyclable material" means reusable material including but not limited to metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. "Recyclable material" does not include refuse or hazardous materials. "Recyclable material" may include used motor oil collected and transported in accordance with Sections 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

2) A "recycling facility" means a center for the collection and/or processing of recyclable materials. A "certified recycling facility" or "certified processor" means a recycling facility certified by the California Department of Conservation as meeting the requirements of the California Beverage Container Recycling and Litter Reduction Act of 1986. A "recycling facility" does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by the residential property, business or manufacturer. "Recycling facilities" may include small collection facilities, large collection facilities or processing facilities.

3) "Collection facility" means a center for the acceptance by donation, redemption or purchase, of recyclable materials from the public. Such a facility does not use power-driven processing equipment except as indicated below. Collection facilities may include small collection facilities or large collection facilities.

4) "Small collection facilities" means facilities which occupy an area of not more than five hundred (500) square feet, and may include a mobile unit; bulk reverse vending machines or a grouping of reverse vending machines cumulatively occupying more than fifty (50) square feet per site; kiosk type units which may include permanent structures; unattended containers placed for the donation of recyclable materials.

5) "Large collection facilities" means those facilities which occupy an area of more than five hundred (500) square feet and may include permanent structures.

6) "Processing facility" means a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end user’s specifications, by

such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. "Processing facilities" include light processing facilities and heavy processing facilities.

7) "Light processing facility" means a facility which occupies an area of under forty-five thousand (45,000) square feet of gross collection, processing and storage area and has up to an average of two (2) outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A "light processing facility" shall not shred, compact or bale ferrous metals or other food and beverage containers.

8) "Heavy processing facility" means any processing facility other than a light processing facility.

9) "Mobile recycling unit" means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles which is used for the collection of recyclable materials. A "mobile recycling unit" also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

c) No person shall permit the placement, construction or operation of any recycling facility with the exception of reverse vending machines, without first obtaining a permit pursuant to the standards set forth in this Section. Table 95.3.42 sets forth the type of permit required and zones permitted for various types of recycling facilities.

Table 95.3.42

Type of Facility	Zones Permitted	Permit
Reverse vending machines	All except residential	Admin.
Small collection	C1, C2, C3, C4, C5, CR, M-L, M1, M2, and other zones with CUP	Conditional Use Permit.
Large collection	M-L, M1, M2	Conditional Use Permit.
Processing	M1, M2	Conditional Use Permit.

d) Criteria and Standards. Those recycling facilities permitted with an administrative permit shall meet all of the applicable criteria and standards listed in Section 35.13.1. Those recycling facilities permitted with a conditional use permit shall meet the applicable criteria and standards, and the Community Development Director or Planning Commission may impose additional conditions upon a finding that such modifications

are reasonably necessary in order to implement the general intent of this Section and the purposes of this Title.

The criteria and standards for recycling facilities are as follows:

1) Small Collection Facilities. Small collection facilities are conditionally permitted in C1, C2, C3, C4, C5, CR, M-L, M1, M2 and other zones with a conditional use permit. In addition to other requirements which may be imposed upon the granting of such conditional use permit, the following standards and requirements shall apply to small collection facilities; provided, however, that small collection facilities which need to be in place prior to January 1, 1988, to comply with State law may be administratively approved pursuant to their subsequent compliance with the standards below:

A) Shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the zoning, building and fire codes of the City of Torrance;

B) Shall be no larger than five hundred (500) square feet;

C) Shall not reduce available parking spaces below the minimum number required for the primary host use;

D) Shall be set back at least ten (10) feet from any street line and shall not obstruct pedestrian or vehicular circulation;

E) Shall accept only glass, metals, plastic containers, papers and reusable items;

F) Shall use no power-driven processing equipment except for reverse vending machines;

G) Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

H) Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;

I) Shall be maintained free of litter, liquid residue and any other undesirable materials, and mobile facilities shall be swept at the end of each collection day;

J) Shall not exceed noise levels of fifty-five (55) dBA as measured at the property line of residentially zoned or occupied property, otherwise shall not exceed sixty (60) dBA at the nearest property line of subject site;

K) Attended facilities located within one hundred (100) feet of a property zoned or occupied for residential use shall operate only during the hours between 9:00 a.m. and 7:00 p.m.;

L) Containers for the twenty-four (24) hour donation of materials shall be at least one hundred fifty (150) feet from any property zoned or occupied for residential use provided there is a recognized service corridor and acoustical shielding between the containers and the residential use; all other containers for the twenty-four (24) hour donation of materials, including those with no acoustical shielding between the containers and residential uses, shall be at least three hundred (300) feet from any property zoned or occupied for residential use;

M) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

N) Signs may be provided as follows:

i) Recycling facilities may have identification signs with a maximum of twenty (20) percent per side or sixteen (16) square feet, whichever is smaller in addition to informational signs required in Subsection (d)(1)(M) of this Section. In the case of a wheeled facility, the side will be measured from the pavement to the top of the container;

ii) Signs must be consistent with the character of the location;

iii) Directional signs, bearing no advertising message, may be installed with the approval of the Building and Safety Director if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way;

O) The facility shall not impair the landscaping required for any concurrent use by this Title or any permit issued pursuant thereto;

P) No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;

Q) If the permit expires without renewal, the collection facility shall be removed from the site on the date following license expiration.

2) Large Collection Facility. A large collection facility is one that is larger than five hundred (500) square feet, or is on a separate property not appurtenant to a host use, and which may have a permanent building, large collection facilities are conditionally permitted in the M-L, M1 and M2 zones. In addition to any other requirements which may be imposed upon the granting of such conditional use

permit, the following standards and requirements shall apply to large collection facilities:

A) The facility shall not abut a property zoned for residential use;

B) The facility shall be screened from the public right-of-way by operating in an enclosed building or shall be within an area enclosed by an opaque fence at least six (6) feet in height with landscaping and must be located at least one hundred fifty (150) feet from property zoned for residential use;

C) The facility shall meet all applicable noise standards in this Chapter;

D) Setbacks and landscape requirements shall be those provided for the base zone;

E) All exterior storage of material shall be in sturdy containers which are covered, secured and maintained in good condition, or may be baled and palletized. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department. No storage, excluding truck trailers and overseas containers, shall be visible above the height of the fencing;

F) Site shall be maintained free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis;

G) Space shall be provided for customers to circulate, park and deposit recyclable materials. Space shall be provided on-site for six (6) vehicles or the anticipated peak customer load, whichever is greater. Parking space sizes, aisle widths and other areas designed for vehicle use shall meet all applicable standards listed in Sections 93.4.1 through 93.4.25 inclusive;

H) One (1) parking space shall be provided for each commercial vehicle operated by the recycling facility and one (1) parking space shall be required for each employee on the largest shift;

I) Noise levels shall not exceed fifty-five (55) dBA as measured at the property line of residentially zoned property, or otherwise shall not exceed sixty (60) dBA;

J) If the facility is located within five hundred (500) feet of property zoned for or occupied by a residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.;

K) Any containers provided for after-hours donation of recyclable materials will be at least one hundred fifty (150) feet from any property zoned for or occupied by a residential use provided there is acoustical shielding from any residential use, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials. Containers for after-hours donation

of recyclable material with no acoustical shielding from residential uses shall be located at least three hundred (300) feet from such residential uses.

L) Donation areas will be kept free from litter and any other undesirable material, and the containers will be clearly marked to identify the type of material that may be deposited; facility shall display a notice stating that no material shall be left outside the recycling containers;

M) The facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Directional signs bearing no advertising message, may be installed with the approval of the Planning Commission if necessary, to facilitate traffic circulation of if the facility is not visible from the public right-of-way;

N) Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through the conditional use permit process by the Planning Commission subject to meeting noise and all other applicable standards in this Section.

3) Processing Facilities. Light processing facilities are conditionally permitted in the M1 and M2 Zones. In addition to any other requirements which may be imposed upon the granting of such conditional use permit, the following standards and conditions shall apply to light processing facilities:

A) Facility does not abut a property zoned for or occupied by a residential use;

B) The processor shall operate in a wholly enclosed building except:

i) Within an area enclosed on all sides by a solid masonry wall not less than eight (8) feet in height and landscaped on all street frontages;

ii) Located at least one hundred fifty (150) feet from property zoned for or occupied by a residential use;

C) Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;

D) A light processing facility shall be no larger than forty-five thousand (45,000) square feet and shall have no more than an average of two (2) outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers;

E) A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code;

F) Setbacks and landscaping requirements shall be those provided for in the M1 and M2 Zones;

G) All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition, or may be baled or palletized. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing;

H) Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis and will be secured from unauthorized entry and removal of materials when attendants are not present;

I) Space shall be provided on-site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers or the peak load, whichever is greater;

J) One (1) parking space shall be provided for each commercial vehicle operated by the processing center and one (1) parking space shall be required for each employee on the largest shift;

K) Noise levels shall not exceed fifty-five (55) dBA as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed sixty (60) dBA;

L) If the facility is located within five hundred (500) feet of property zoned for or occupied by a residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m. The facility shall be administered by on-site personnel during the hours the facility is open;

M) Any containers provided for after-hours donation of recyclable materials shall be at least one hundred fifty (150) feet from any property zoned for or occupied by a residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials;

N) Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers;

O) The facility will be clearly marked with the name and phone number of the facility operator and the hours of operation. Directional signs, bearing no advertising message, may be installed with the approval of the Planning Commission if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

P) No dust, fumes, smoke, vibration or odor may be detectable on neighboring properties.

95.3.43 GASOLINE STATIONS SELLING ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION.

(Added by O-3247)

a) A conditional use permit shall be required for the sale of beer and wine at gasoline service stations for off-premises consumption.

b) "Gasoline service station" shall mean any business which sells, vends or distributes motor vehicle fuel, alone or in conjunction with any other land use.

c) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any use of premises for off-sale beer and wine sales establishment shall terminate, where such establishment shall have ceased the sale of beer and wine by reason of the termination or revocation of the State off-sale beer and wine license therefor or the suspension by the State of sales thereunder for a period of ninety (90) or more calendar days.

d) No conditional use permit shall be granted unless all of the following conditions shall be satisfied:

1) Only beer and wine, not hard liquor, may be sold.

2) The minimum enclosed retail sales area for store products shall be one thousand (1,000) square feet.

3) The minimum inventory level shall be Ten Thousand Dollars ($10,000.00) retail value excluding beer, wine, fuel and automotive products.

4) The maximum percentage of beer and wine sales to total store sales shall be thirty-five (35) percent on a retail basis during any calendar quarter.

5) No displays of beer and wine shall be located within five (5) feet of the store’s entrance or cash register.

6) Cold beer or wine shall only be sold from, or displayed in, the main permanently affixed electrical coolers.

7) No beer or wine advertising shall be located on gasoline islands, and no lighted advertising for beer or wine shall be located on buildings or in windows.

8) No sales of beer or wine shall be made from a drive-in window.

9) Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. must be at least twenty-one (21) years of age to sell beer and wine.

10) No video or other electronic games shall be allowed on the premises.

e) The proposed gasoline station selling beer and wine for off-premises consumption shall be a minimum of three hundred (300) feet from existing off-sale liquor establishments, unless the applicant can demonstrate to the reasonable satisfaction of the Planning Commission that:

1) The proposed off-sale beer and wine sales are a necessary adjunct to the business; and

2) A need exists for additional off-sale beer and wine premises at the location proposed by the applicant.

f) This section shall apply to all gasoline service stations seeking to sell beer and wine for off-premises consumption as part of their normal business after January 19, 1989. Any gasoline service station selling beer and wine for off-premises consumption operating prior to January 19, 1989 shall be exempt from the provisions of this section.

g) The filing of the application for a Conditional Use Permit shall be governed by Section 95.2.1 of this Code. The procedures for notice of a hearing, conduct of a hearing, and opportunities for all parties to present testimony shall be governed by Section 95.2.2 of this Code.

h) The decision of the Planning Commission shall be issued in conformance with the procedures set forth in Section 95.2.3 of the Torrance Municipal Code. In addition to those procedures, the Planning Commission shall issue written findings upon its decision to grant or deny a Conditional Use Permit. Such findings shall be based on substantial evidence in view of the whole record to justify the ultimate decision.

i) The decision of the Planning Commission may be appealed to the City Council pursuant to Section 95.2.4 and the provisions of Article 5, Chapter 1, Division 1 of this Code, commencing at Section 11.5.1

95.3.44 COURT FACILITIES.
(Added by O-3287)

Courts and court facilities are conditionally permitted in zones C-1, C-2, C-5, M-1, M-2 and M-L. For purposes of this section, the terms "courts" and "court facilities" shall mean all those buildings or structures constructed by (or for) the County of Los Angeles, the State of California, or the United States of America for the purpose of providing offices for judges, court personnel or attorneys for the County, State or Federal Government, or public defenders, or for the purpose of providing court or hearing rooms, prisoner holding facilities or record keeping facilities for municipal, superior or federal court clerks. Also included is any privately-owned building or structure leased, rented or offered for sale to the County of Los Angeles, the State of California, or the United States for such purposes, or for use by private individuals where arbitration hearings or rent-a-judge proceedings will be conducted in lieu of use of court facilities provided by the County, State or Federal Government.

Such courts or court facilities shall be permitted subject to all applicable City ordinances, standards or other conditions which the approving authority deems

necessary. In addition, the following guidelines shall be considered in the approval process:

a) Proximity of the courts or court facilities to residential uses;

b) Compatibility with adjacent land uses;

c) Traffic impact;

d) That the actual number of off-street parking spaces shall be calculated on a site-by-site basis taking into account the number of offices, the number or size of prisoner holding facilities, the number of court or hearing rooms, and the number or size of record keeping facilities, provided that the base upon which the number is calculated shall vary from that provided in Section 93.2.41

95.3.45 SENIOR CITIZEN HOUSING.
(Added by O-3365)

a) Multiple family housing units restricted to senior citizens, and which meet both state and federal requirements for senior citizen housing, shall be conditionally permitted in all residential and commercial zones with the exception of the R-1 and R-2 zones. Senior Citizen Housing shall be subject to the following development standards:

1) Prior to occupancy, a covenant and agreement, running with the land, shall be recorded with the County Record of the County of Los Angeles, on a form approved by the City Attorney, restricting the use and occupancy of the housing units to senior citizens.

2) There must be a minimum of seven hundred fifty (750) square feet of land area per dwelling unit.

3) The following minimum unit sizes shall be applicable:

A) Bachelor unit: three hundred fifty (350) square feet;

B) One (1) bedroom: five hundred (500) square feet;

C) Two (2) bedroom: seven hundred (700) square feet.

4) Minimum open space shall be two hundred (200) square feet per unit.

5) The following ancillary uses may be permitted as a part of the Senior Citizen Project:

A) Centralized laundry facilities;

B) Recreation rooms;

C) Central cooking facilities and dining area;

D) Small pharmacy, beauty shop and barber shop.

6) Front, side and rear setbacks shall be the same as the R-3 zone, but may be required to be greater by the Planning Commission, or City Council on appeal.

b) In addition to the development standards contained in this Section, the Planning Commission shall consider the following in making their determination whether to deny, approve, or approve subject to conditions, a senior citizen housing project:

1) The location of the project, considering the proximity to shopping, services, and public transportation;

2) The compatibility of the development in scale and character with surrounding land uses;

3) The F.A.R. and height, considering the zone in which the project is located and the compatibility with the neighborhood.

95.3.46 CHILD DAY CARE CENTERS.
(Added by O-3453)

a) Child day care centers are permitted as a conditional use in all zones subject to the following provisions:

1) Licensing. Prior to occupancy of the child day care center, proof of an operating license from the State Department of Social Services will be submitted to the Community Development Director.

2) Indoor/Outdoor Activity Space Requirements. Center must meet minimum State requirements for the indoor and outdoor activity space.

3) Off-Street Parking. A child day care center will be subject to the parking standards set forth in Article 2 (Use and Parking Spaces Required) and Article 4 (Standards of Development for Commercial and Industrial Parking Areas) of Chapter 3, Division 9 of the Torrance Municipal Code.

4) Noise. In order to reduce noise impacts from the operation of the child day care center, all open space areas used for child play purposes must be located within the rear yard of the property and will be enclosed with a six (6) foot high wall or fence which conforms to the requirements of Chapter 2, Article 13, Section 92.13.1

A) Play structures will be located away from adjacent residential uses;

B) In addition, the operation of a child day care center must comply with Article 7, General Noise Regulations, of Division 4, Chapter 6 of the Torrance Municipal Code.

95.3.48 SHORT TERM RENTALS.
(Added by O-3861)

Short term rentals involving new construction, enlargement, or significant remodeling, as defined by Chapter 31 of Division 2, shall require approval of a conditional use permit.

95.3.49 COMMERCIAL RECREATION FACILITIES.

Commercial recreation facilities are conditionally permitted in the C-1, C-2, C-3, C-4, C-5, DT, HBCSP, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

(c) Noise attenuation measures adequate to protect surrounding uses;

(d) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

95.3.50 ENTERTAINMENT ESTABLISHMENTS.

Entertainment establishments conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. For purposes of this section, "entertainment establishment" means any premises at which live entertainment, including but not limited to live music, dancing, comedy, or similar performances, is regularly provided to patrons. This classification excludes restaurants with entertainment as an incidental use. The Planning Commission shall specify individual development standards for each establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Proximity to schools, churches, parks, and residential uses;

(c) Adequacy of parking and on-site circulation;

(d) Noise attenuation measures adequate to protect surrounding uses;

(e) Security measures, including the provision of adequate on-site personnel;

(f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

95.3.51 SWAP MEETS.

Swap meets conditionally permitted in the C-3, C-4, C-5, DT, M-1, and M-2 zones only. The Planning Commission shall specify individual development standards for each

establishment when granting a Conditional Use Permit based on the following considerations:

(a) Hours of operation;

(b) Adequacy of parking and on-site circulation in accordance with Chapter 3 of this Division;

(c) Provision of adequate sanitary facilities;

(d) Measures to ensure proper trash and refuse management on-site and in surrounding areas;

(e) Proximity to residential uses and adequacy of screening or buffering;

(f) Such other conditions as the Planning Commission deems necessary to protect the public health, safety, or welfare.

ITEM 6E
ATTACHMENT 4

Ordinance Summary

ITEM 6E
ATTACHMENT 4

ORDINANCE NO. _____

SUMMARY

On _____, 2026, the City Council of the City of Torrance adopted Ordinance No. _____, amending Chapter 5 of Division 9 of the Torrance Municipal Code to replace references to "Planning Director" with "Community Development Director" throughout, remove references to the License Review Board, add Sections 95.3.49, 95.3.50, and 95.3.51 establishing Conditional Use Permit requirements for commercial recreation facilities, entertainment establishments, and swap meets, and make conforming and technical amendments.

The Ordinance vests renewal and review authority for on-sale liquor Conditional Use Permits in the Planning Commission. The Ordinance also extends the Conditional Use Permit expiration period from one year to two years, narrows the permit requirement for animal hospitals and kennels to facilities with overnight care, updates provisions governing multiple family residential developments, medical institutions, educational institutions, restaurants, and child day care centers, repeals obsolete sections, and repeals Article 4 - Exemption from Hearing, in its entirety.